

Boyle Heights Community

BACKGROUND SUMMARY

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BOYLE HEIGHTS COMMUNITY
BACKGROUND SUMMARY
CITY PLANNING DEPARTMENT
LOS ANGELES
JANUARY 1974

Population
Soc. Survey

Los Angeles
" "

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INTRODUCTION TO PLANNING

THE CITY PLANNING DEPARTMENT

The Los Angeles City Planning Department is one of 19 departments in City Government similar to the Fire Department, Traffic Department and the Department of Recreation and Parks.

The Planning Department is not the same as the Community Redevelopment Agency (C.R.A.), Model Cities or the Housing Authority. It is a totally separate department although it is often asked to review and assist in some of the projects of these other agencies.

The Planning Department does not have money or funds to implement any specific projects such as building new housing. It also does not have the authority to initiate any urban renewal projects nor does it have the power to condemn houses.

The Planning Department does receive a yearly budget to provide a planning service to the City Council and the residents of the City of Los Angeles. Basically, the Department is responsible for conducting research and preparing the proposed General Plan for the City and for preparing all the maps, charts, diagrams and reports which are necessary. California State Law and the Los Angeles City Charter both require that a General Plan be prepared for the City.

THE GENERAL PLAN

The General Plan for the City of Los Angeles will eventually include all of the following:

- A. Concept: Long range (beyond 20 years) objectives and policies for housing, land use, commerce and transportation. It is a generalized framework for the City of Los Angeles and surrounding cities.
- B. Citywide Plan: The policy for planning in the City over the next 20 years. It includes a generalized land use map and broad policies and programs for the City as a whole.
- C. Technical Elements: Broad policy plans to guide locations of specific public facilities, utilities, circulation systems and other aspects of the City. There are over 60 technical elements which include such specialized issues as housing, open space, fire protection, public schools and highways and freeways to name a few.

D. Community Plans:

The 70 separate communities of the City are grouped into 35 "planning areas", for which 20 year community plans are being prepared.

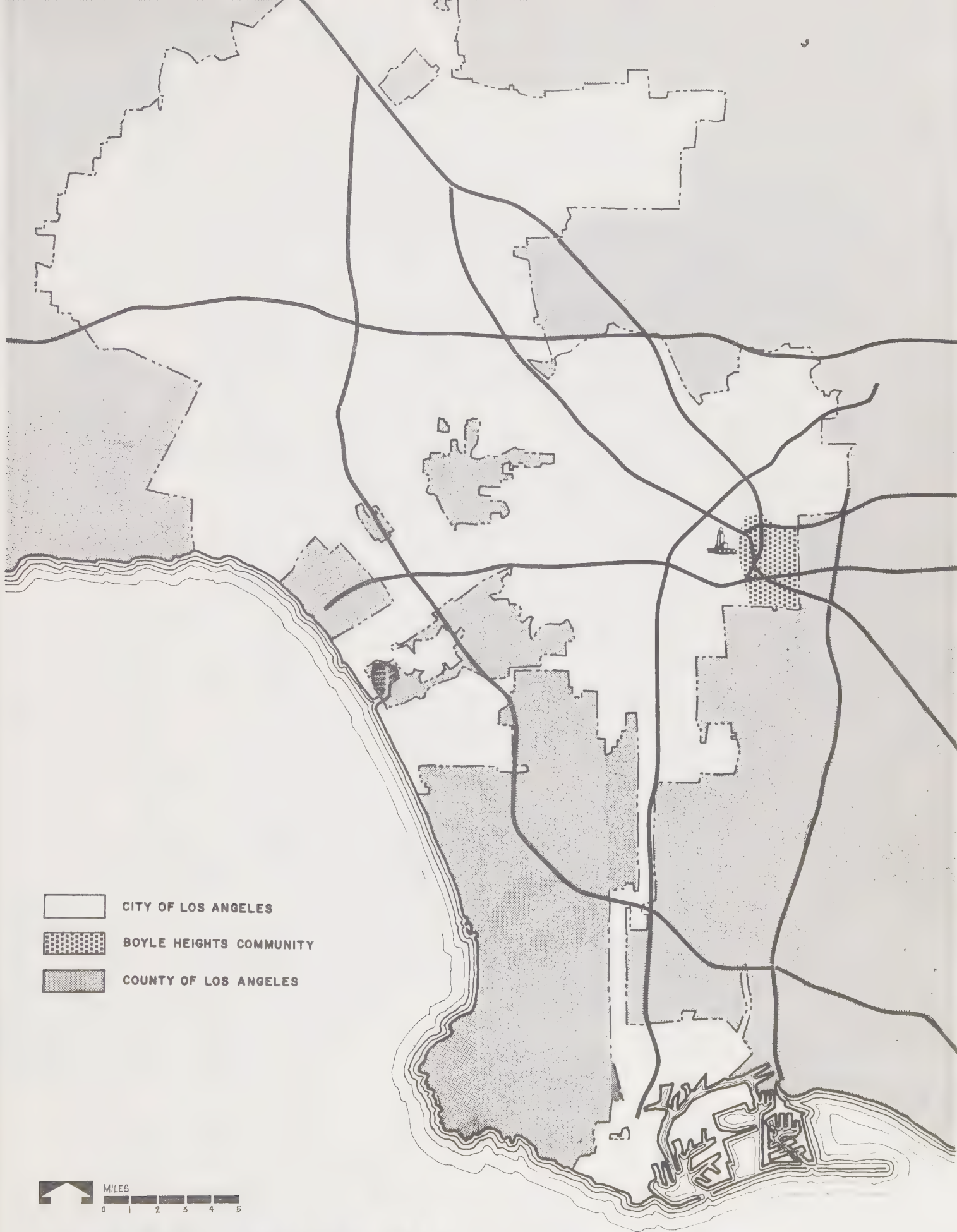
THE COMMUNITY PLAN

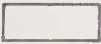
The Community Plan is a long range (20 year) list of recommendations to help preserve the community, correct some of the needs and concerns of its residents and also to give some direction for future growth and improvements. The Plan makes recommendations for housing densities, stores and businesses, industry, schools, parks, fire, police and library facilities, and also streets and highways.

If the Community Plan is supported by community residents and finally approved by the City Council, it will serve as a basic continuous reference for the City Council, all public agencies, residents, property owners, businessmen, community organizations and the private sector.

The Community Plan is a policy guide and, therefore, it is not an official zone map. The Plan itself does not change anything nor does it condemn any existing houses or structures. The Plan may someday be put into effect by zone changes, which legally would limit the way property can be developed in the future. Should the zone changes occur, however, they would have no effect on any existing building or house. The Plan can help preserve the good characteristics of the community and it can set a direction for new growth or replacement. As a guide, it can suggest a limit on how a person can develop his own property. The Plan does not make money available but it can guide where money should be spent when it is available. None of the Plan's land use recommendations are intended to be put into effect by condemning private property. All changes will occur by the voluntary buying and selling of property between private parties, or it will simply not occur.

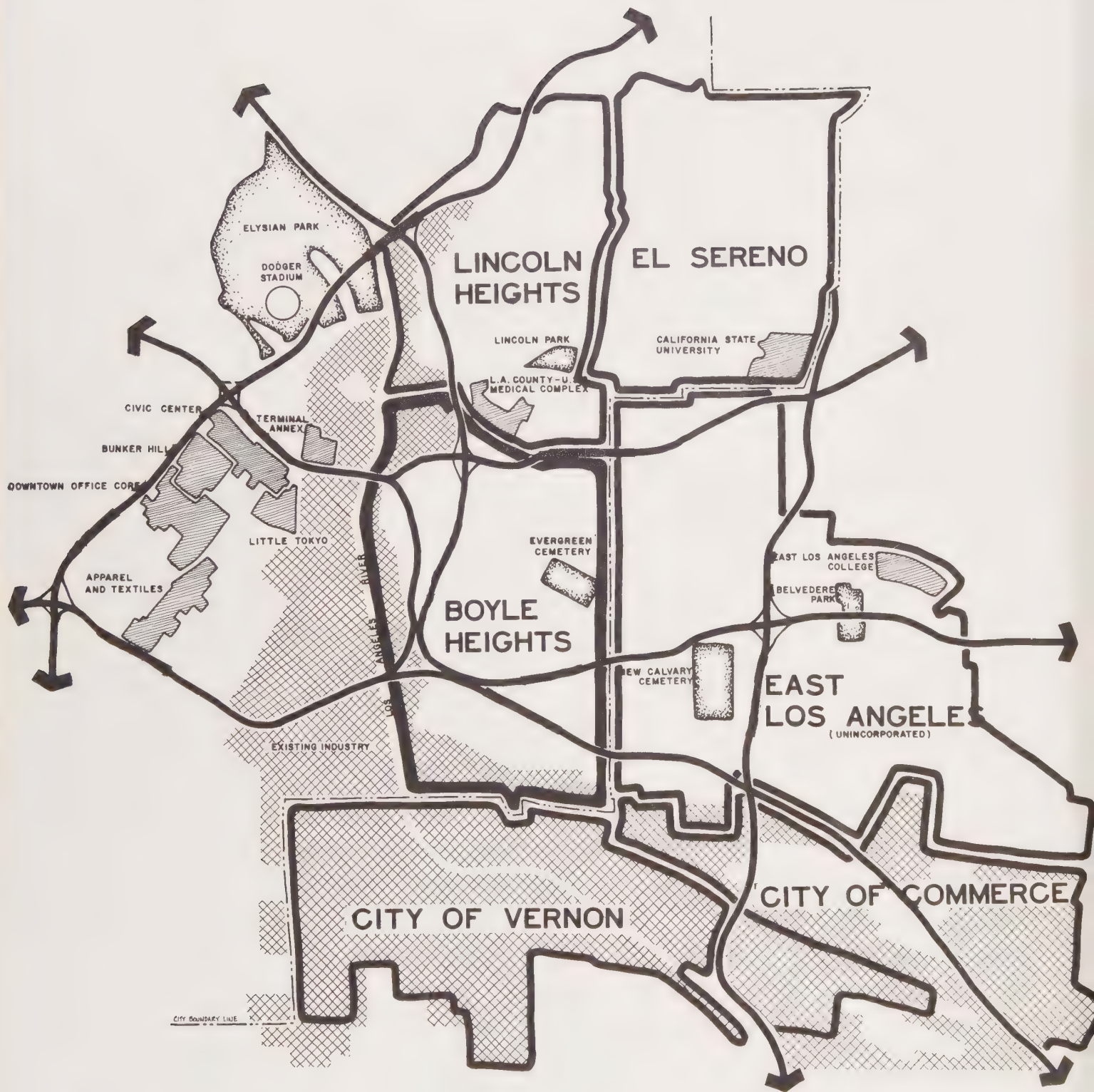
PHYSICAL SETTING



-  CITY OF LOS ANGELES
-  BOYLE HEIGHTS COMMUNITY
-  COUNTY OF LOS ANGELES



REGIONAL LOCATION MAP



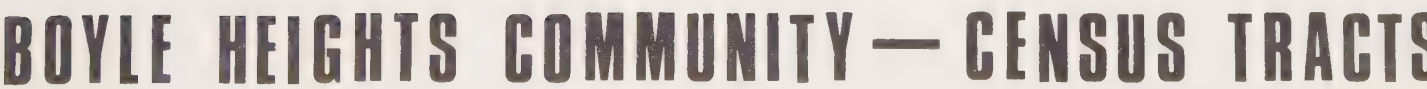
COMMUNITY LOCATION MAP

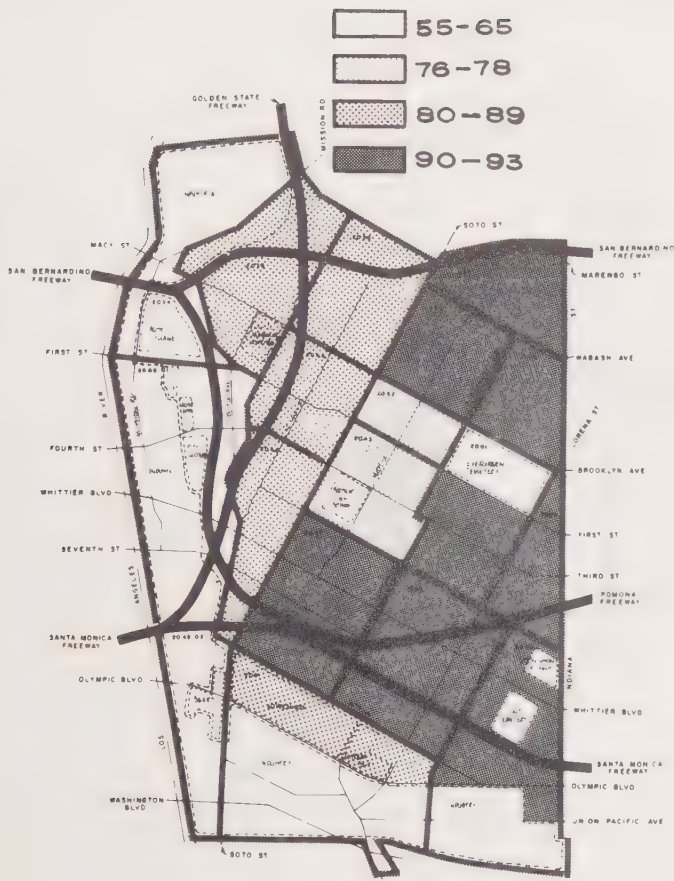


MILES
0 1/4 1/2

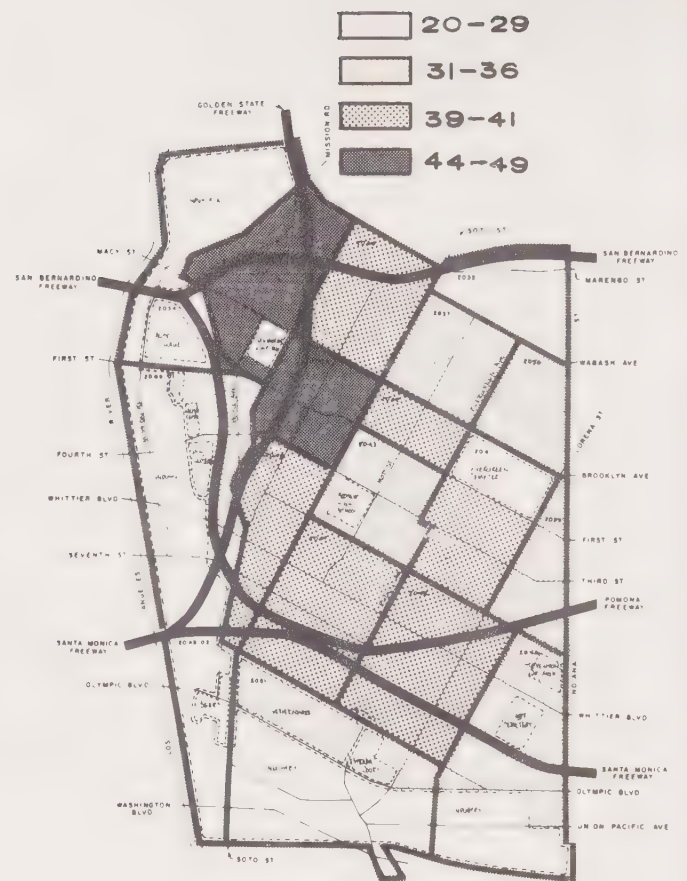
CONTOUR MAP

SOCIO-ECONOMIC CHARACTERISTICS

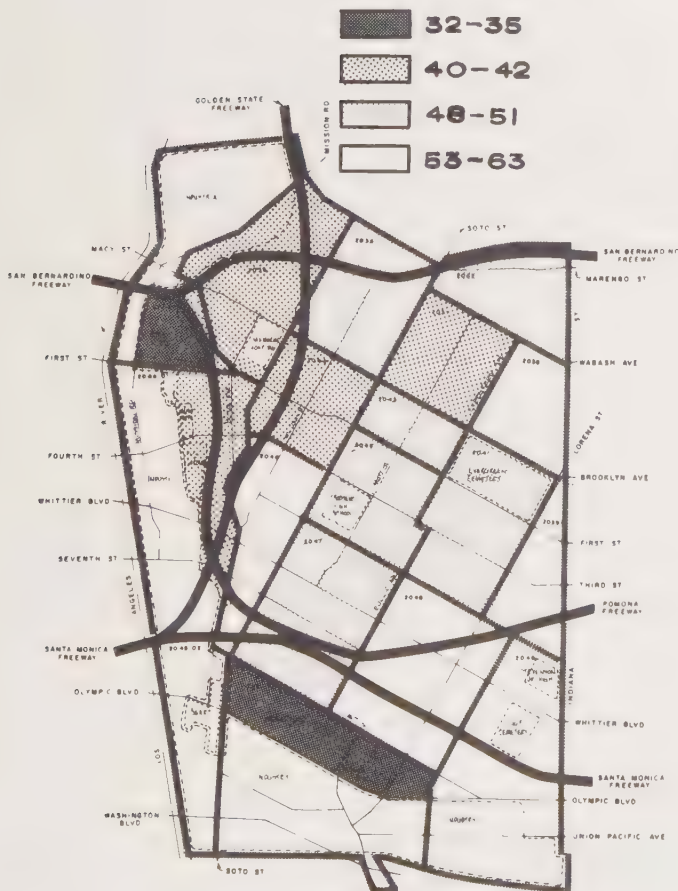




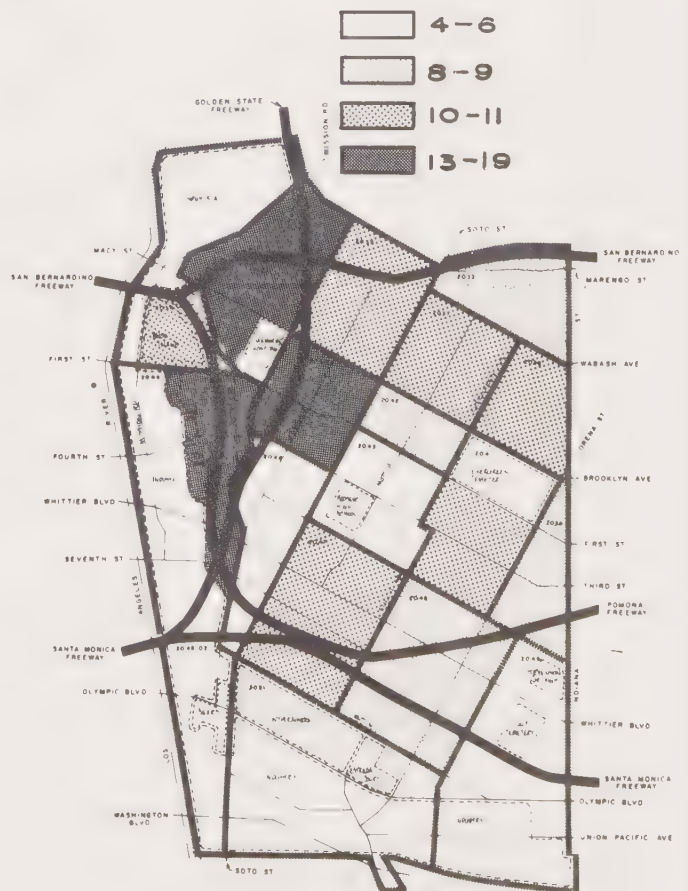
% SPANISH SURNAME



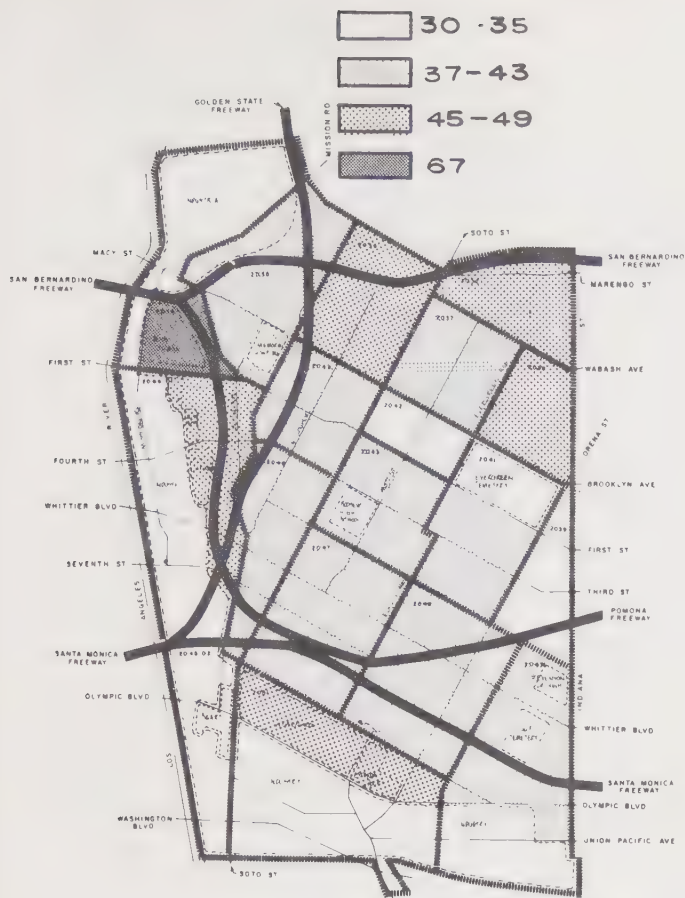
% FOREIGN BORN



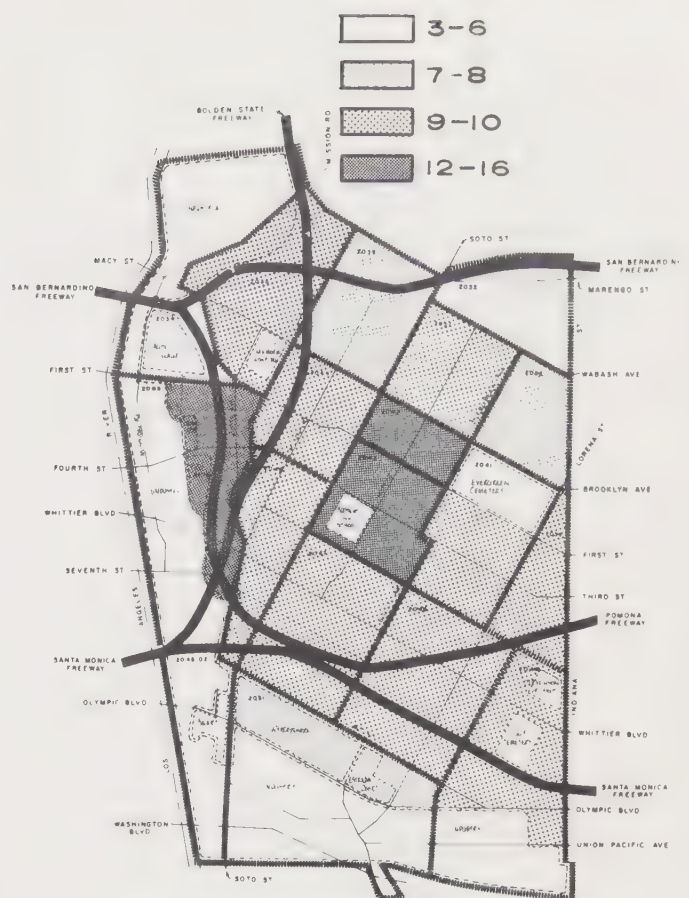
% SAME RESIDENCY
IN 1965 AS IN 1970



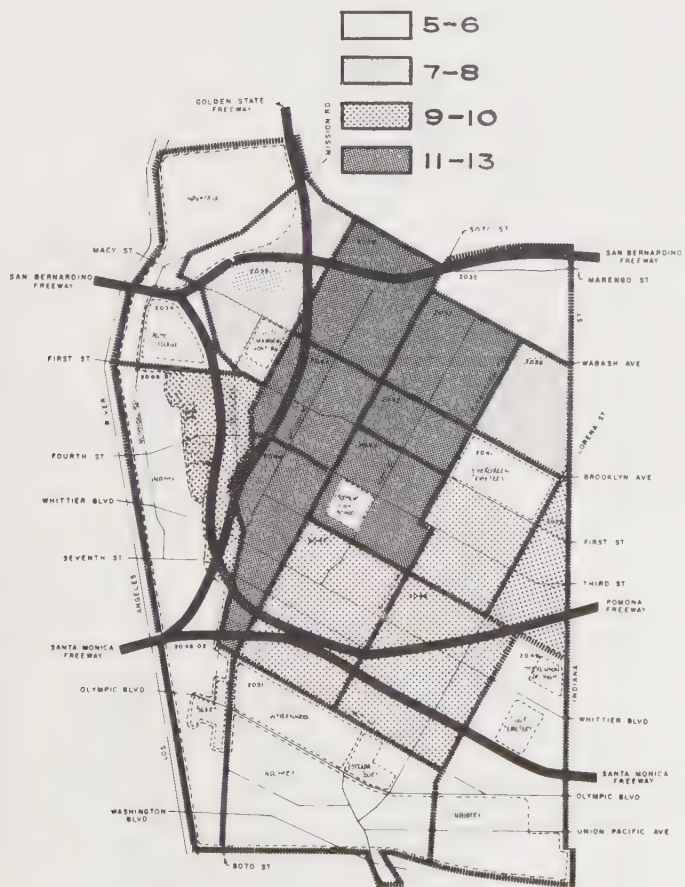
% LIVED ABROAD IN 1965



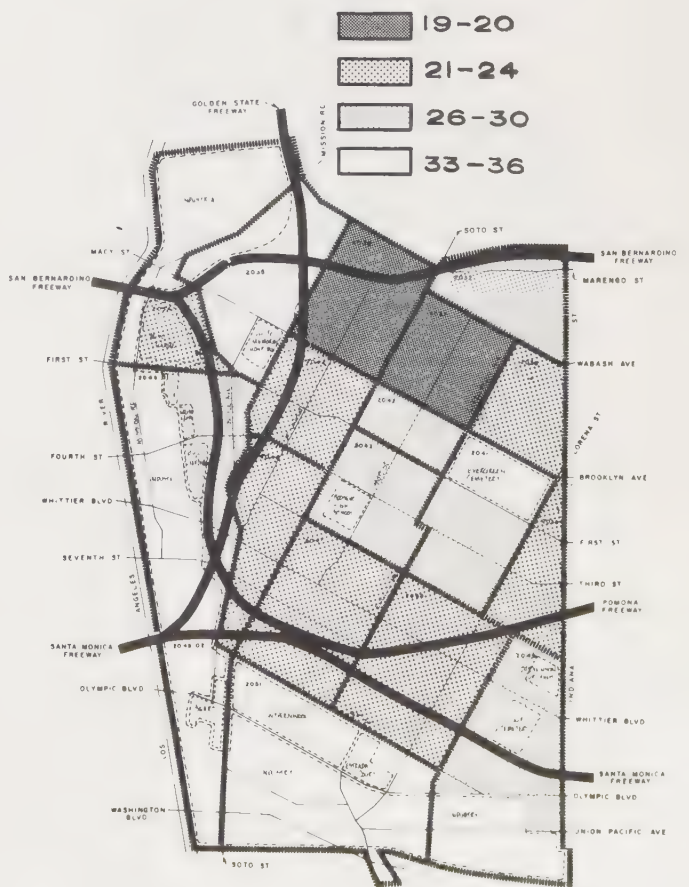
% UNDER 20 YRS OF AGE



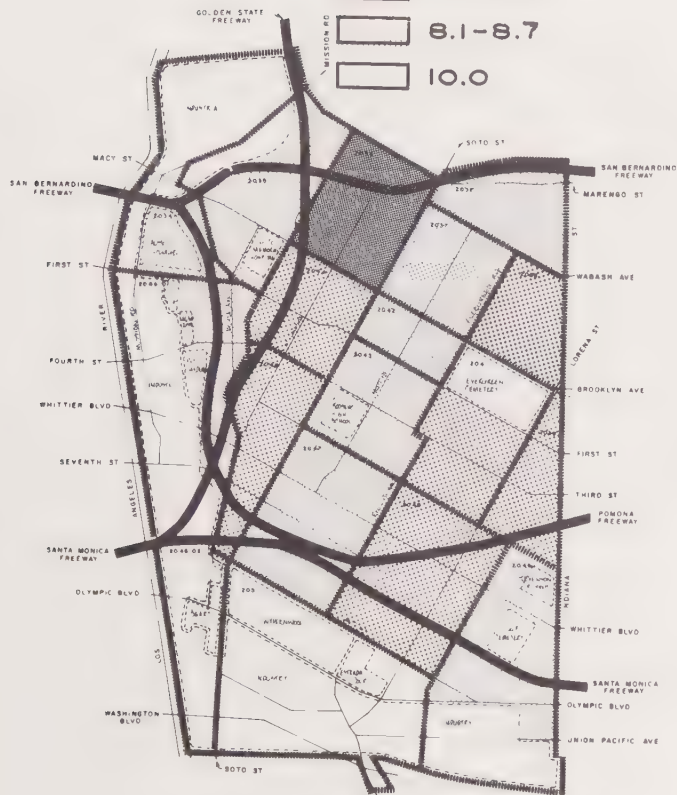
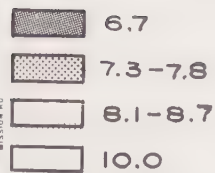
% OVER 65 YRS OF AGE



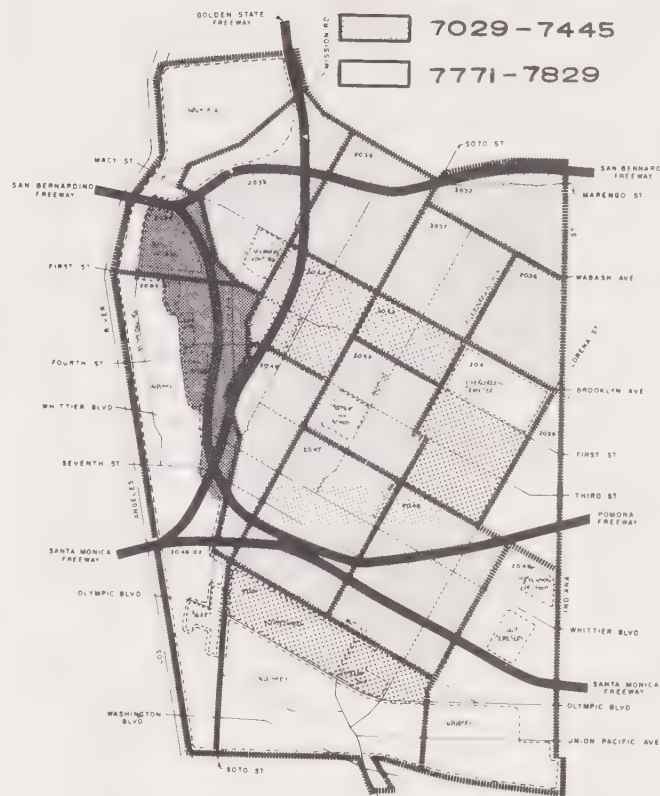
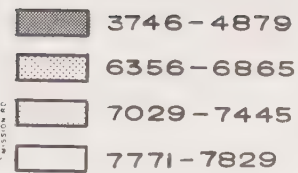
% NO SCHOOLING COMPLETED



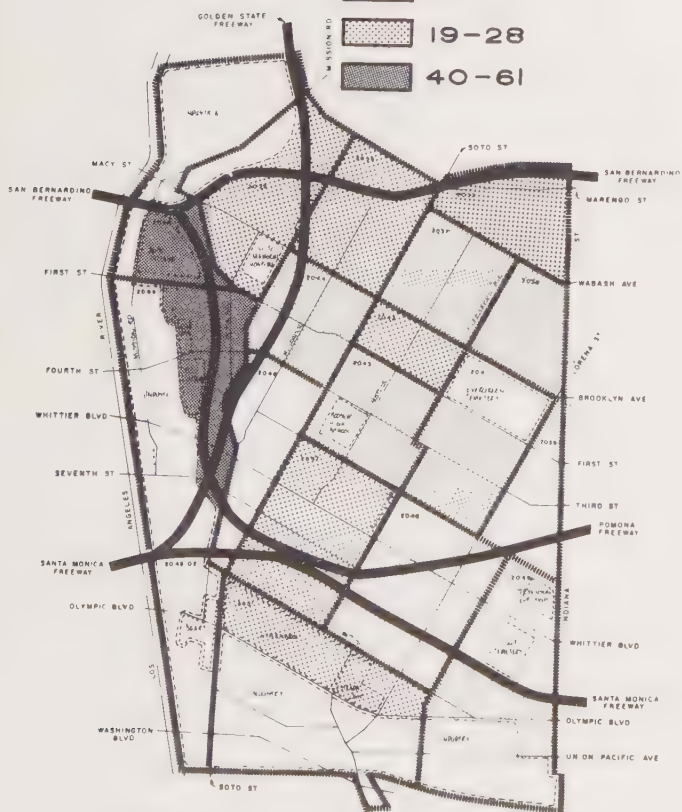
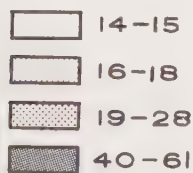
% HIGH SCHOOL GRADUATES



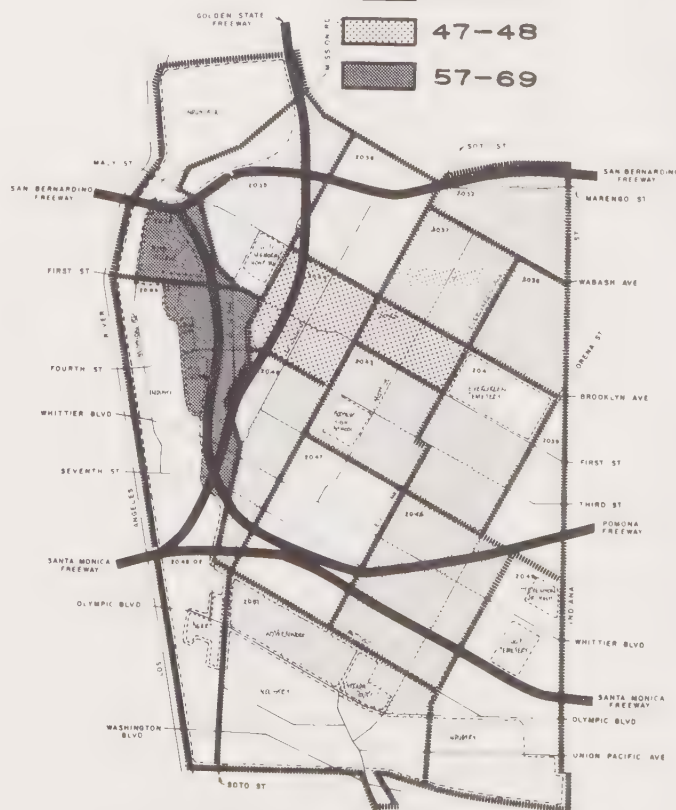
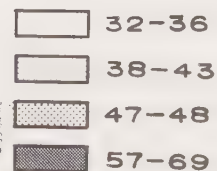
% MEDIAN SCHOOL
YEARS COMPLETED



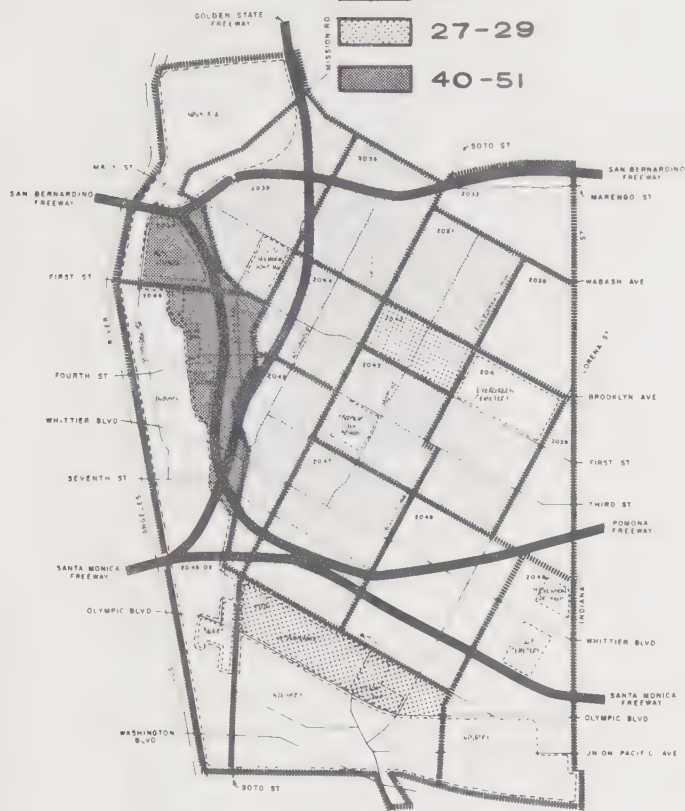
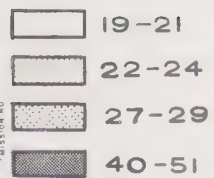
MEDIAN INCOME



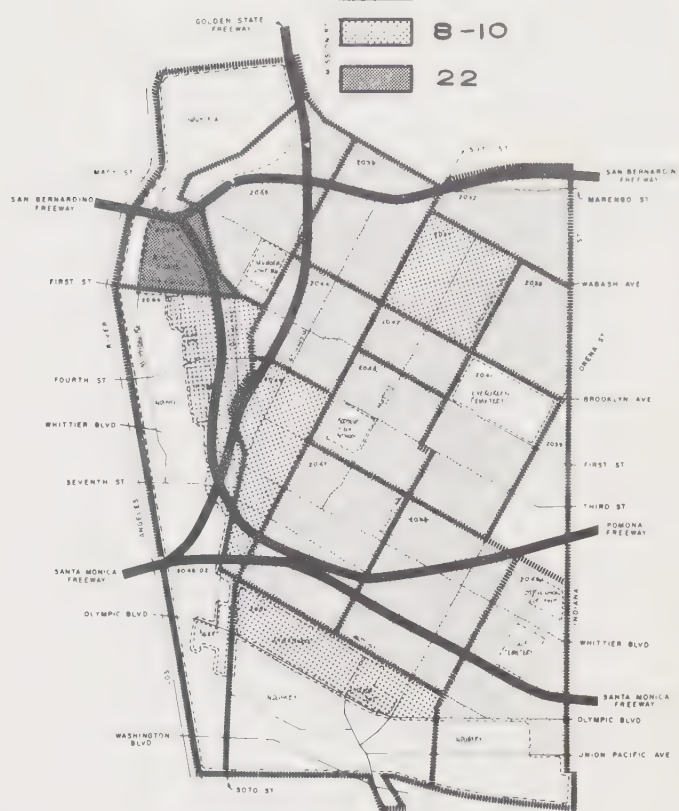
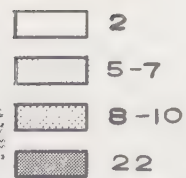
% BELOW POVERTY LEVEL



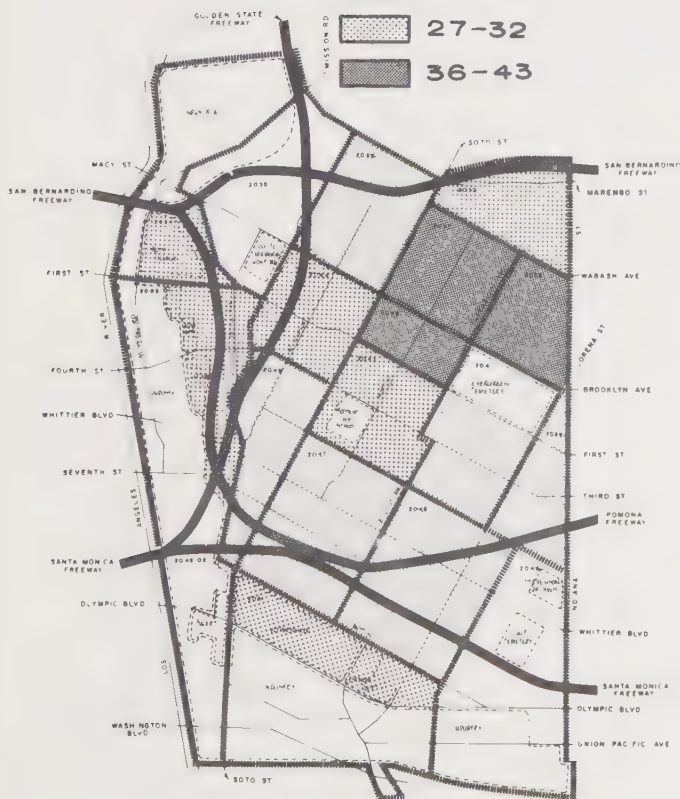
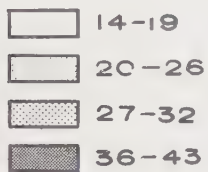
% BELOW \$5000



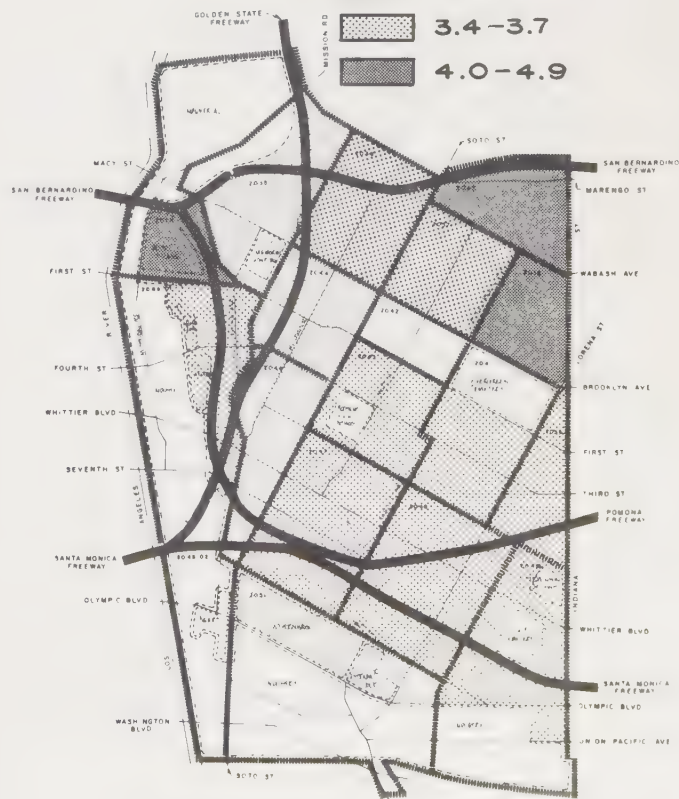
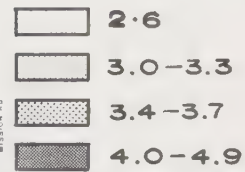
% FEMALE HEAD OF HOUSE HOLD



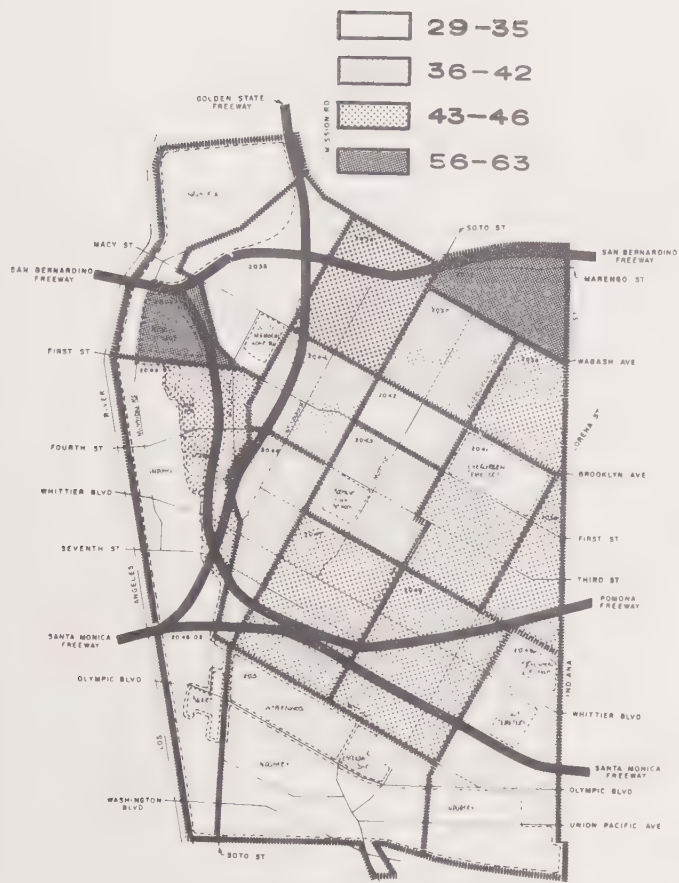
% UNEMPLOYMENT



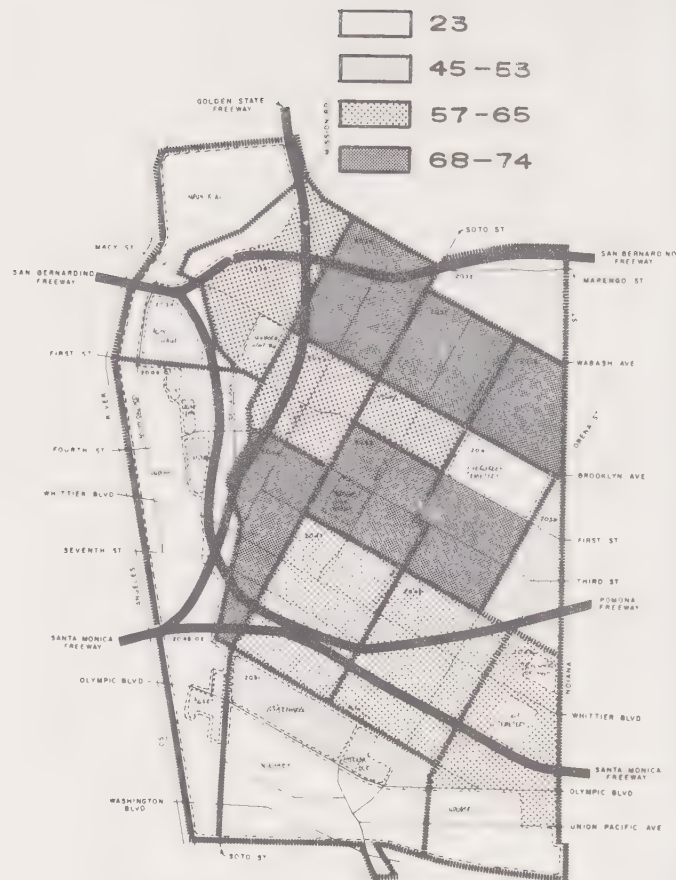
PERSONS PER ACRE



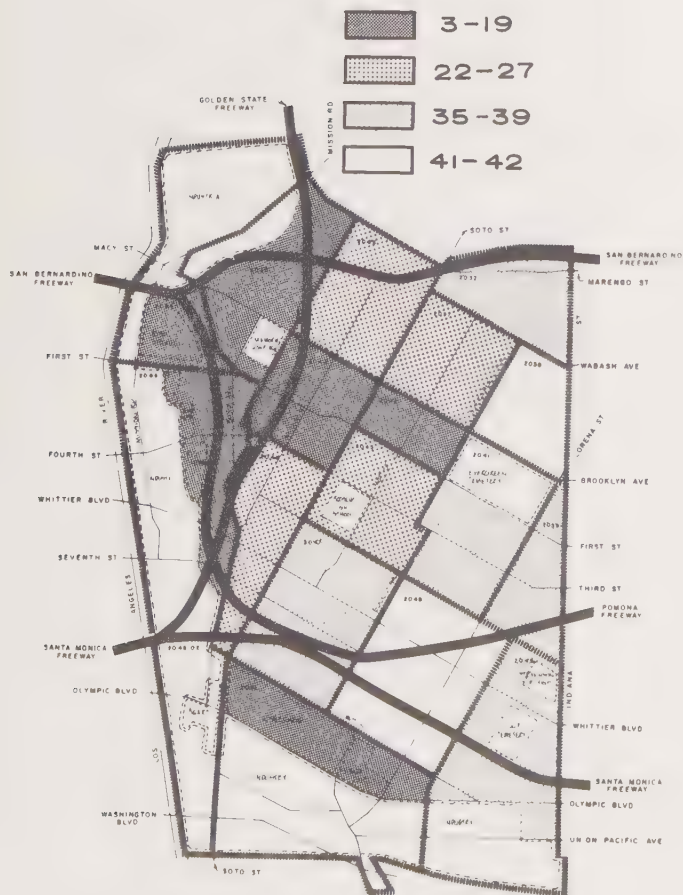
PERSONS PER HOUSEHOLD



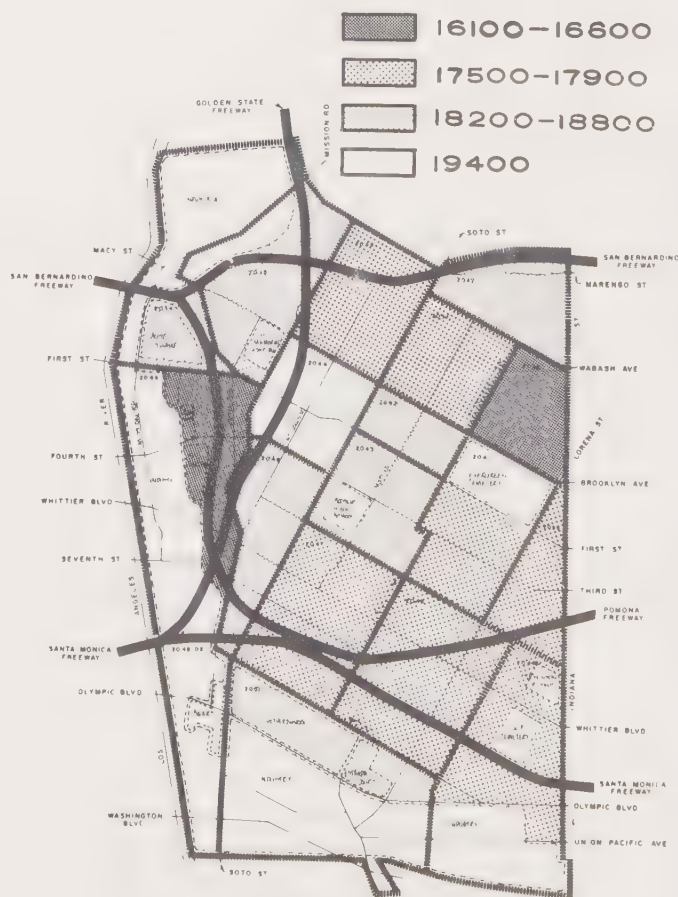
% 4+ PERSONS PER UNIT



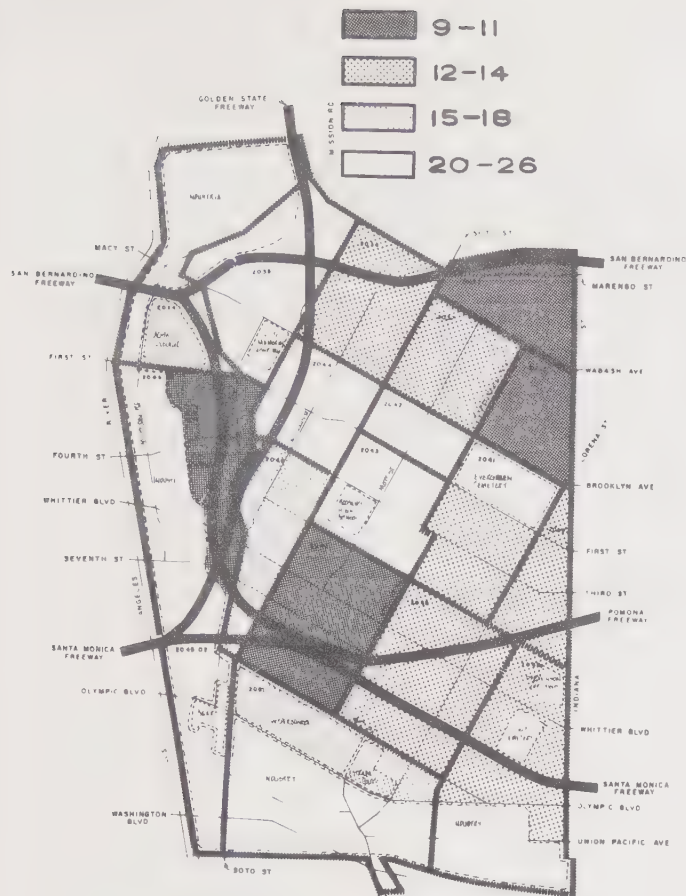
% UNITS BUILT BEFORE 1940



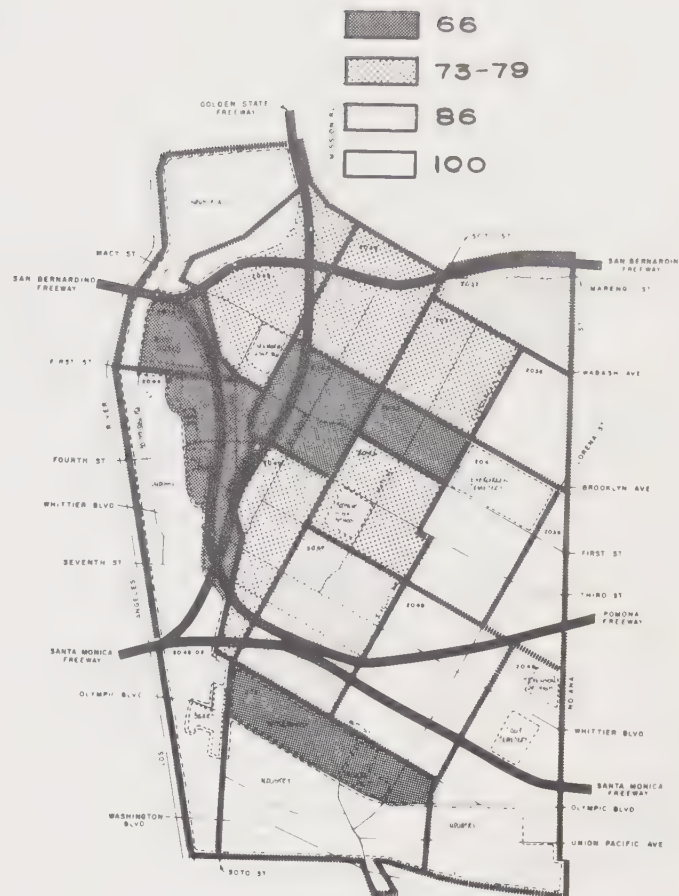
% OWNER OCCUPIED



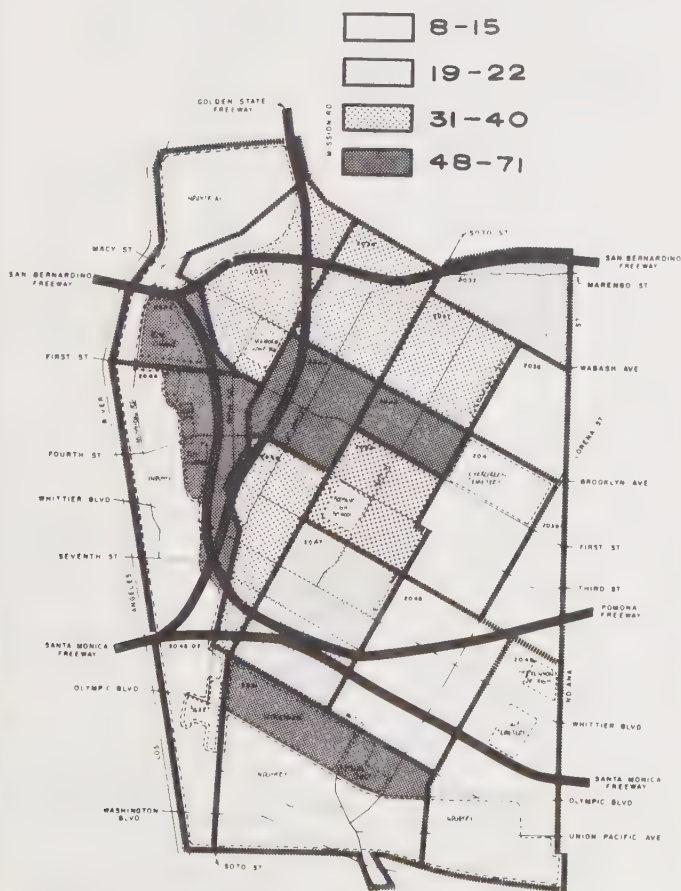
MEDIAN VALUE



% VALUED OVER \$ 25,000



MEDIAN RENT

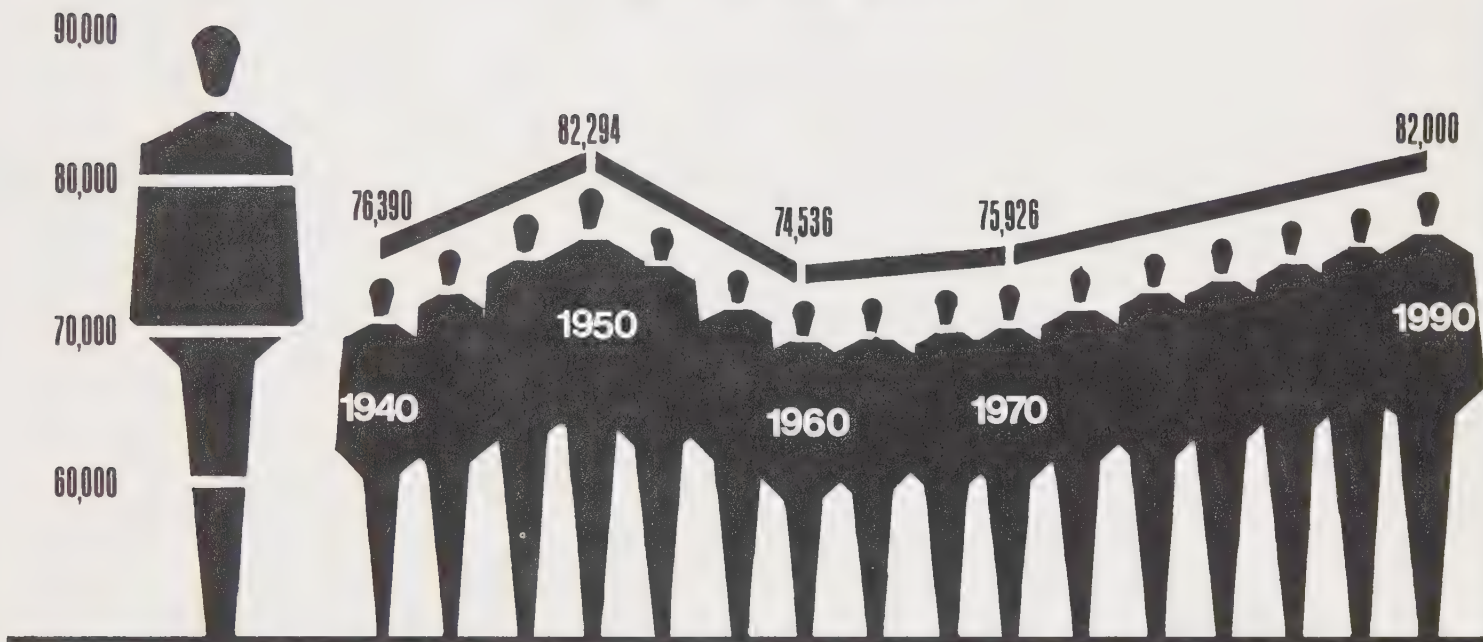


% STRUCTURES WITH 3+ UNITS

POPULATION

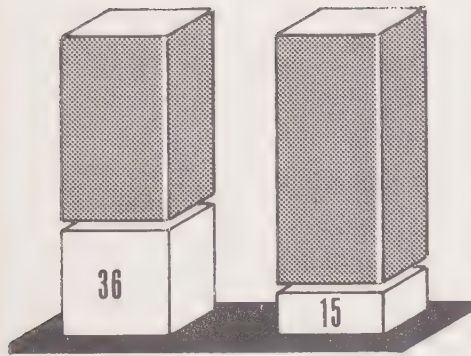
YEAR	TOTAL POPULATION	POPULATION DIFFERENCE	%CHANGE
1940	76,390		
1950	82,294	+ 5,904	+7
1960	74,536	- 7,758	-9
1970	75,926	+1,390	+2
1990	82,000	+6,074	+8

TOTAL POPULATION COMPARISON



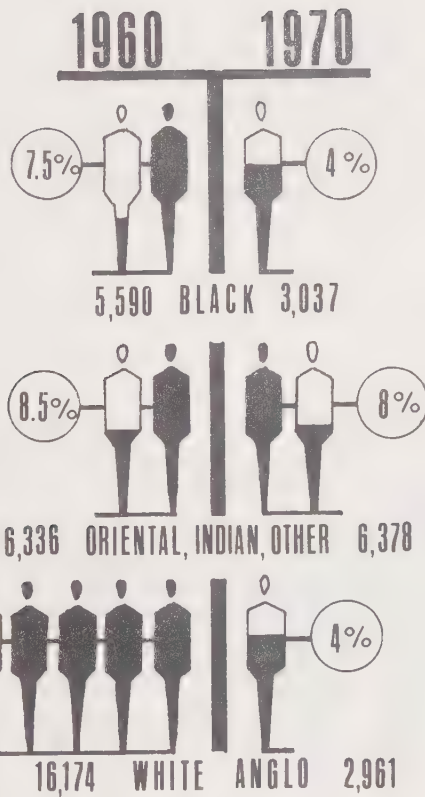
TIME SPAN	FACTORS OF POPULATION CHANGE	
	INCREASE	DECREASE
1940-1950	WORLD WAR II ALISO VILLAGE HOUSING PROJECT ESTRADA COURTS HOUSING PROJECT PICO GARDENS HOUSING PROJECT WYVERNWOOD APARTMENT COMPLEX	JAPANESE EVACUATION WORLD WAR II SAN BERNARDINO FREEWAY SANTA ANA FREEWAY
1950-1960	ALISO APARTMENTS HOUSING PROJECT ESTRADA COURTS EXTENSION	EAST LOS ANGELES FREEWAY INTERCHANGE
1960-1970		GOLDEN STATE FREEWAY SANTA MONICA FREEWAY POMONA FREEWAY
1970 +		SAN BERNARDINO FREEWAY WIDENING

ETHNIC COMPOSITION

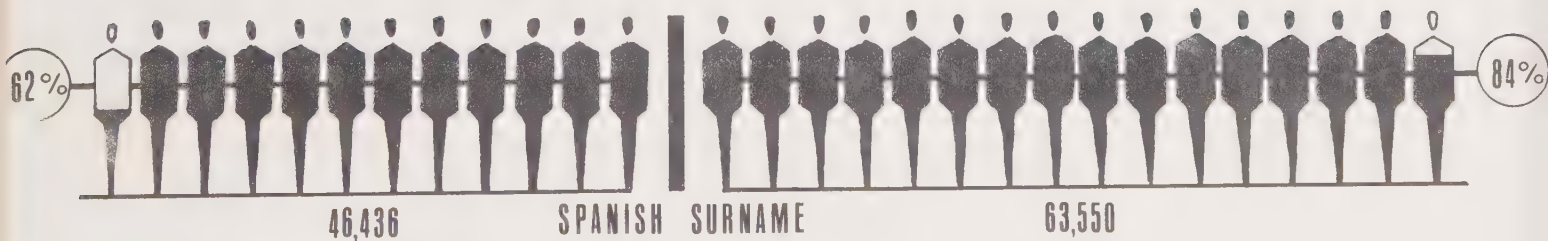


Boyle Heights L.A. City
%FOREIGN BORN 1970

BLACK
ORIENTAL, INDIAN, OTHER
WHITE ANGLO
SPANISH SURNAME

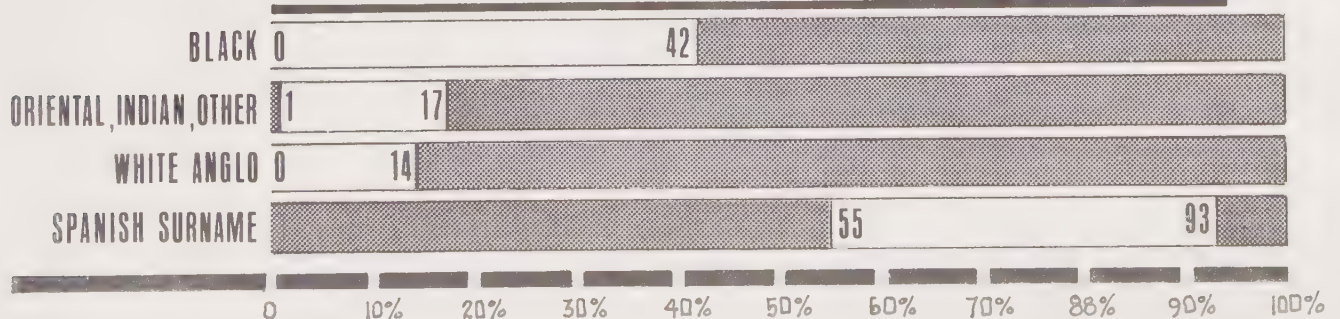


Boyle Heights L.A. City
1970 ETHNIC COMPARISON

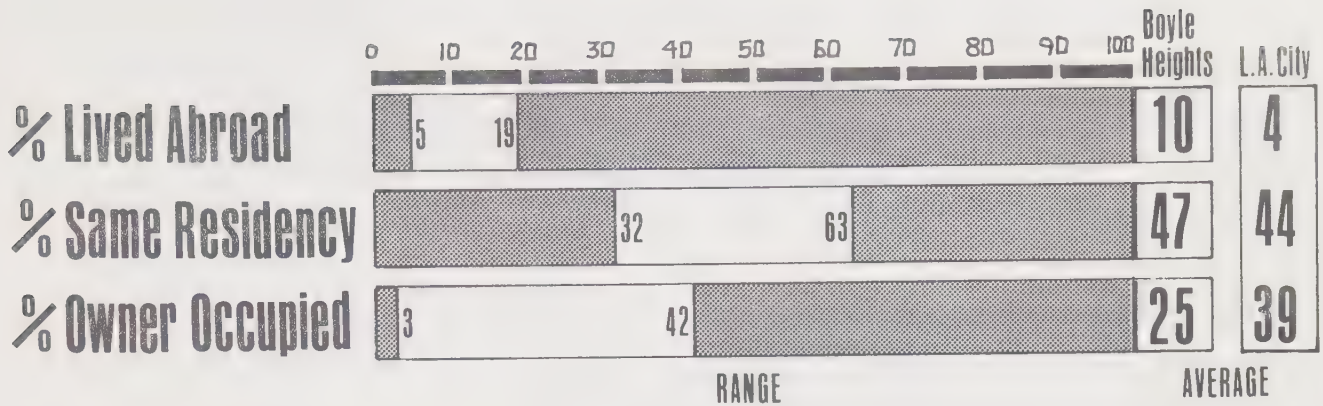


• EACH FIGURE REPRESENTS 4000 PERSONS

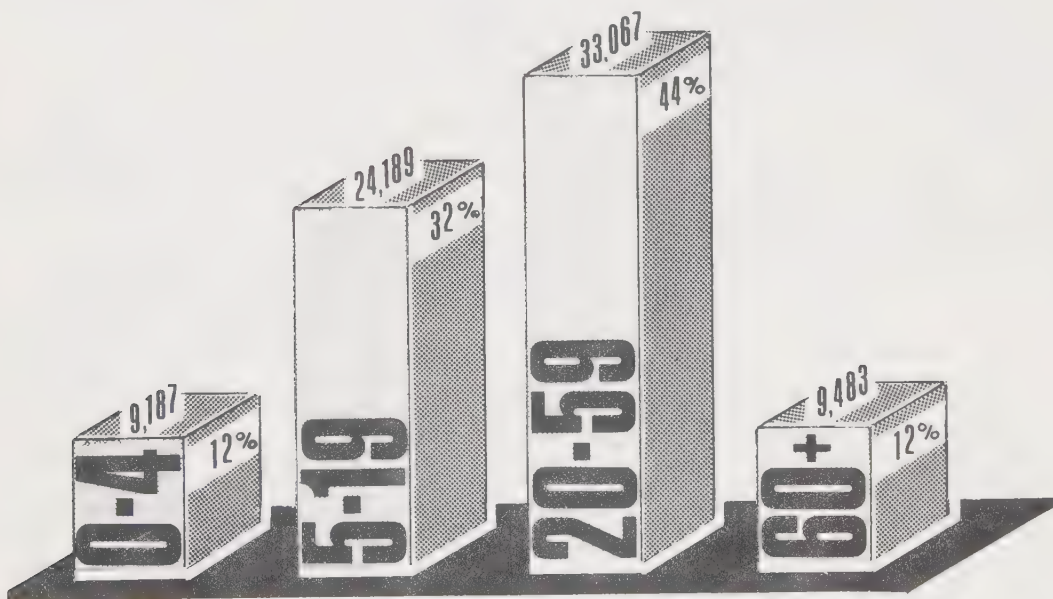
RANGE OF ETHNIC DISTRIBUTION FOR ALL CENSUS TRACTS



POPULATION STABILITY



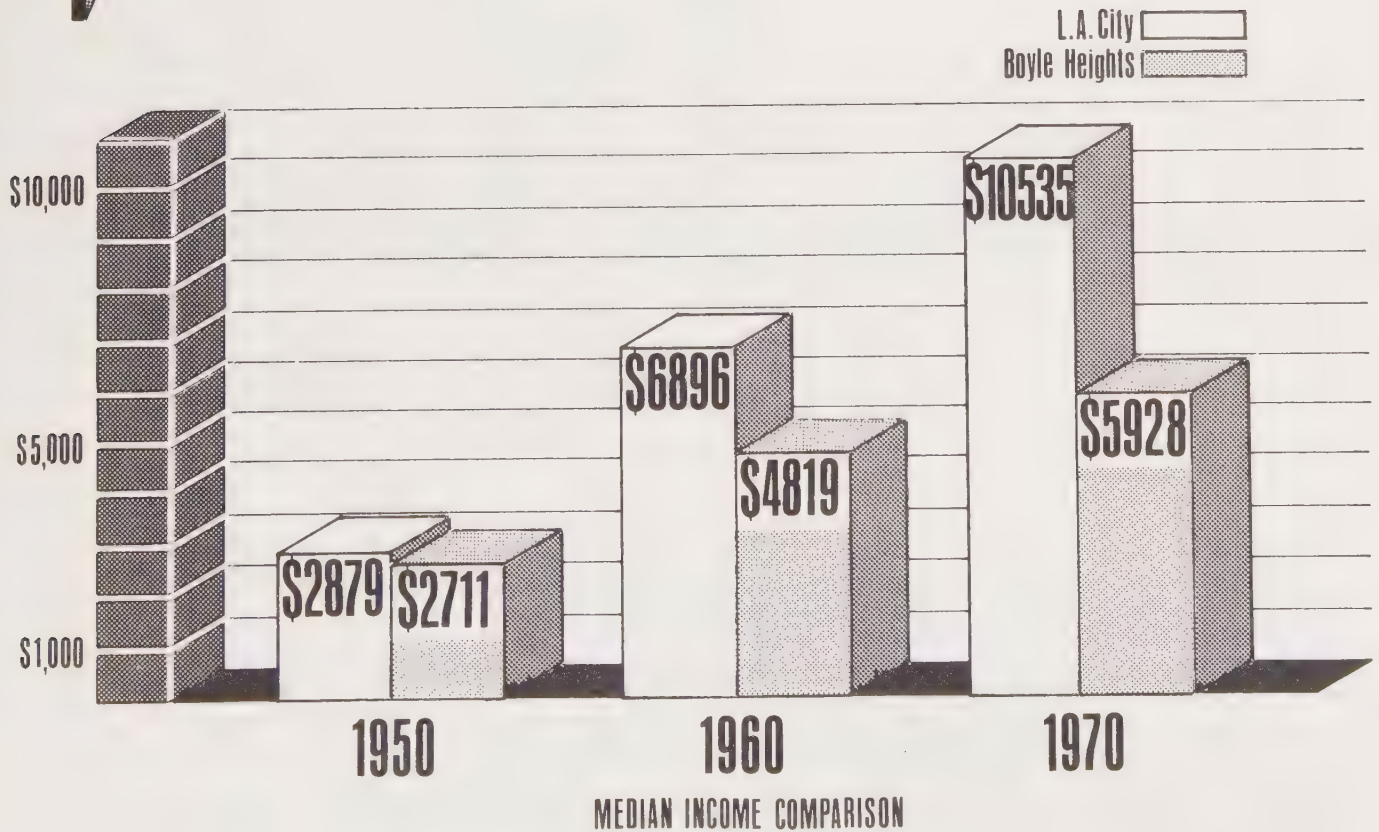
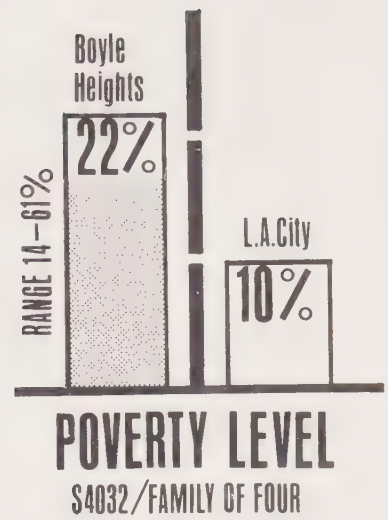
NOTE: % LIVED ABROAD AND % SAME RESIDENCY REFERS TO WHERE PERSONS LIVED IN 1965.



AGE GROUP DISTRIBUTION

	Boyle Heights	L.A. City
MEDIAN AGE	MALE: 22 yrs	29 yrs
	FEMALE: 25 yrs	31 yrs
FAMILY SIZE	RANGE: 2.6-4.9 PERSONS/FAMILY 3.5	2.7
FEMALE HEAD OF HOUSEHOLD	RANGE: 19-51% 25%	16%

INCOME



EMPLOYMENT

% PROFESSIONAL, TECHNICAL

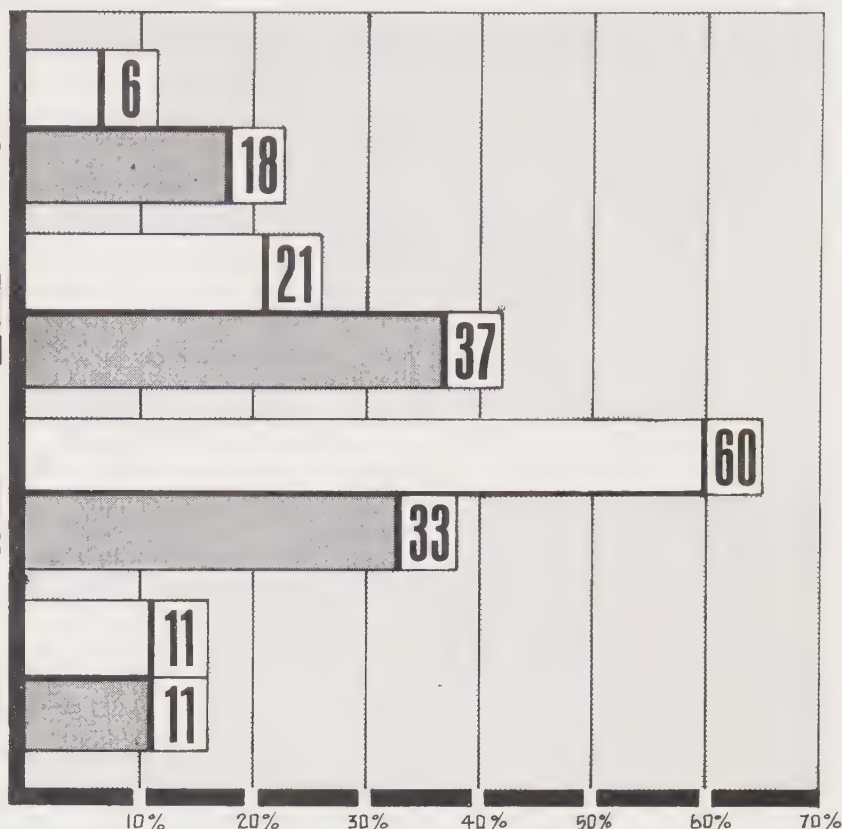
% TOTAL WHITE COLLAR

managers, sales workers, clerical

% TOTAL BLUE COLLAR

craftsman, operatives, laborers

% SERVICE WORKERS



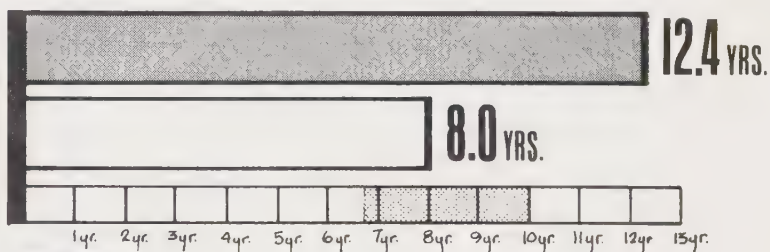
EDUCATION

BOYLE HEIGHTS

L.A. CITY

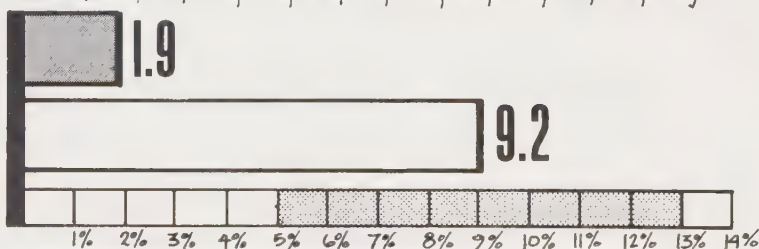
MEDIAN SCHOOL YRS. COMPLETED

RANGE 6.7-10.0 Yrs.



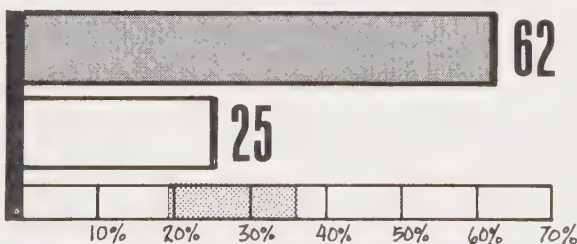
% NO SCHOOLING

RANGE 5-13%

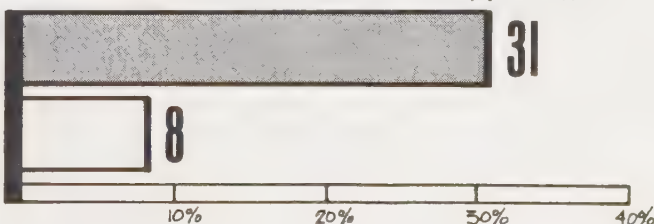


% HIGH SCHOOL GRADUATES

RANGE 19-36%



% COLLEGE one or more yrs.



**COMMUNITY ANALYSIS
and PLAN RECOMMENDATIONS**

Circulation

Number of Automobiles
In Thousands

5

15

25

35

45



MILES

0

1/4

1/2

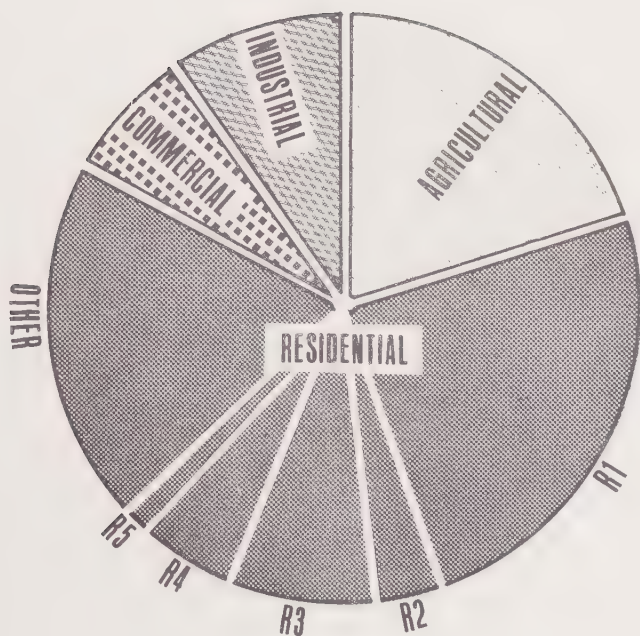
TRAFFIC FLOW MAP 1970

24 HOUR VOLUMES



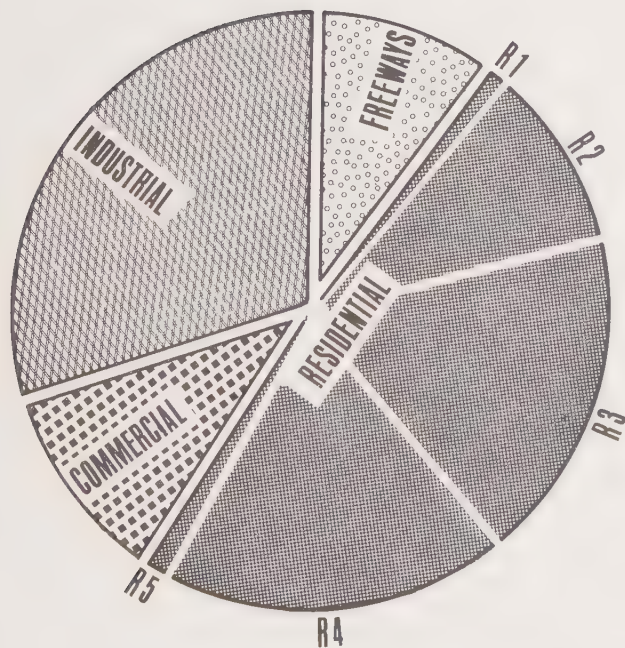
PROPOSED HIGHWAY and STREET SYSTEM

Zoning



CITY OF LOS ANGELES

ZONE	ACRES	% OF TOTAL CITY
AGRICULTURAL	60.051	20.2
INDUSTRIAL	30.570	10.2
COMMERCIAL	20.347	6.8
RESIDENTIAL		
R1	72.903	24.5
R2	10.232	3.5
R3	24.029	8.1
R4	16.420	5.5
R5	3.108	1.0
OTHER	59.669	20.2
TOTAL	297.329	100.0



BOYLE HEIGHTS COMMUNITY

ZONE	ACRES	% OF TOTAL CITY
FREEWAYS	362	9.5
INDUSTRIAL	1,161	30.4
COMMERCIAL	405	10.6
RESIDENTIAL		
R1	15	.3
R2	380	10.0
R3	714	18.7
R4	767	20.0
R5	20	.5
TOTAL	3,824	100.0

ZONING COMPARISON

- LARGE APARTMENT BUILDING R4
- SMALL APARTMENT BUILDING R3
- TWO FAMILY DWELLING R2
- ONE FAMILY DWELLING R1
- LIMITED COMMERCIAL C1
- COMMERCIAL C2



EXISTING ZONING (generalized)

Housing Conditions Survey

1st PRIORITY NEED for IMPROVEMENT

2nd PRIORITY NEED for IMPROVEMENT



HOUSING CONDITION SURVEY

Housing Densities

existing 
recommended 



LOW DENSITY HOUSING
3-7 DWELLING UNITS PER ACRE

existing 
recommended 

LOW MEDIUM DENSITY HOUSING 1

7-12 DWELLING UNITS PER ACRE

existing
recommended



LOW MEDIUM DENSITY HOUSING 2

12-24 DWELLING UNITS PER ACRE

existing 
recommended 

RECOMMENDED

MEDIUM DENSITY HOUSING

24-40 DWELLING UNITS PER ACRE

Commercial

existing

recommended

sub regional center

community center

neighborhood center

convenience, highway

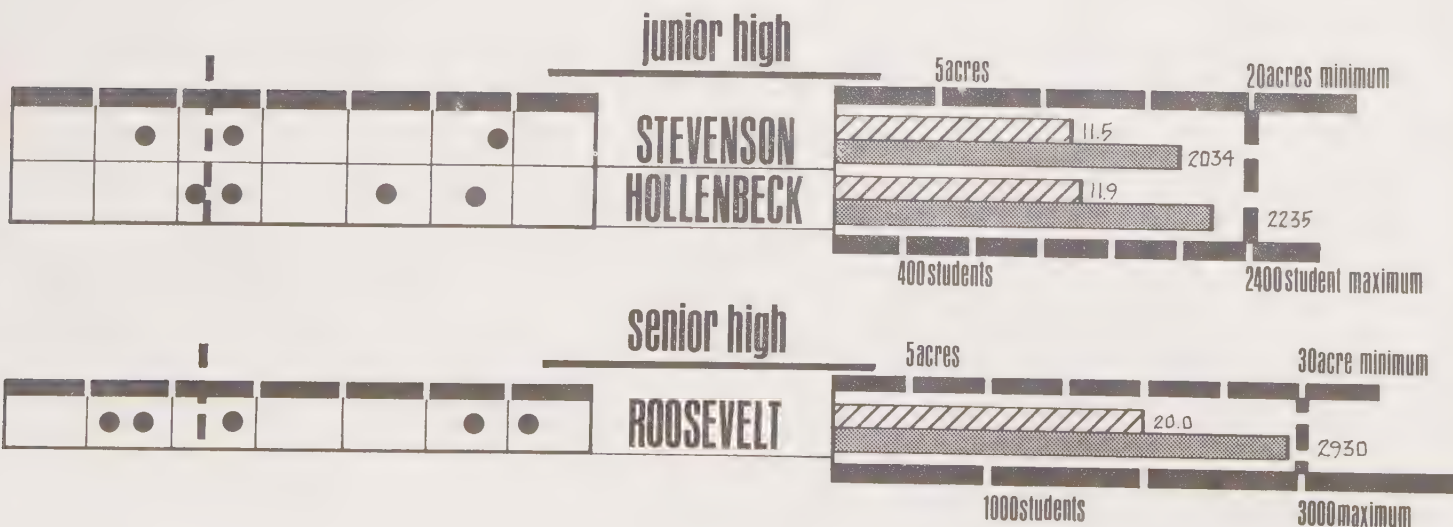
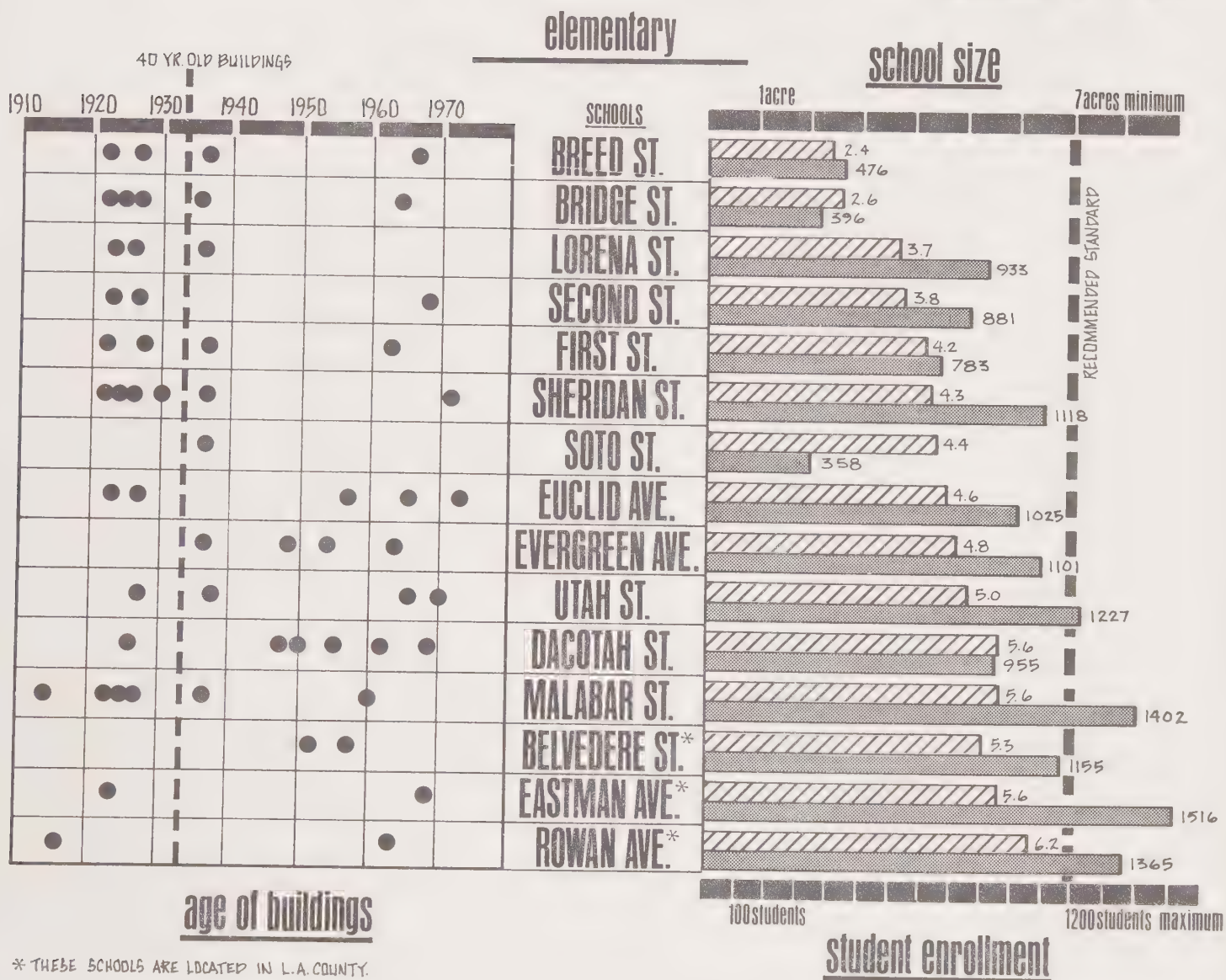


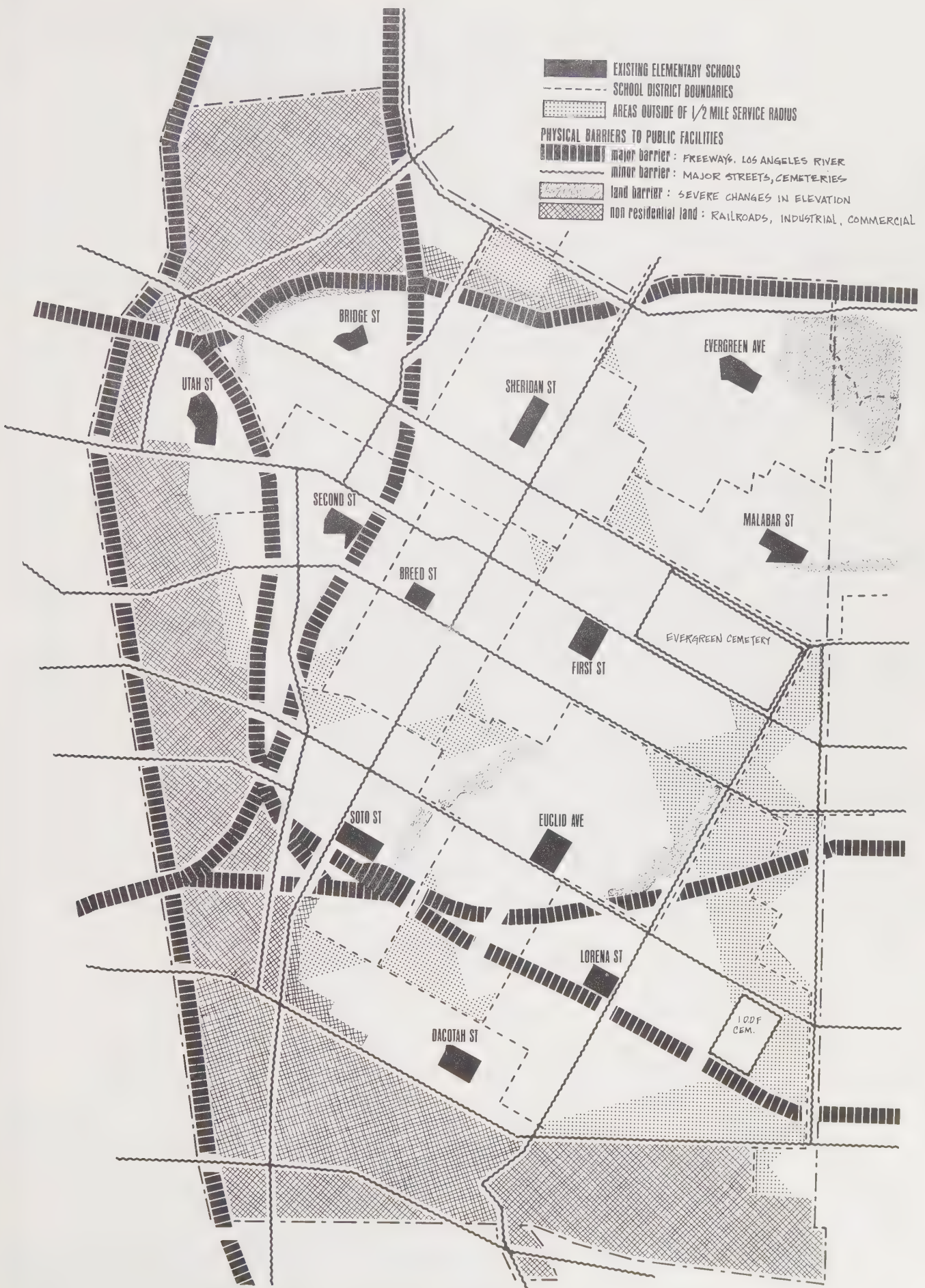
COMMERCIAL

Public Facilities

SCHOOL CHARACTERISTICS

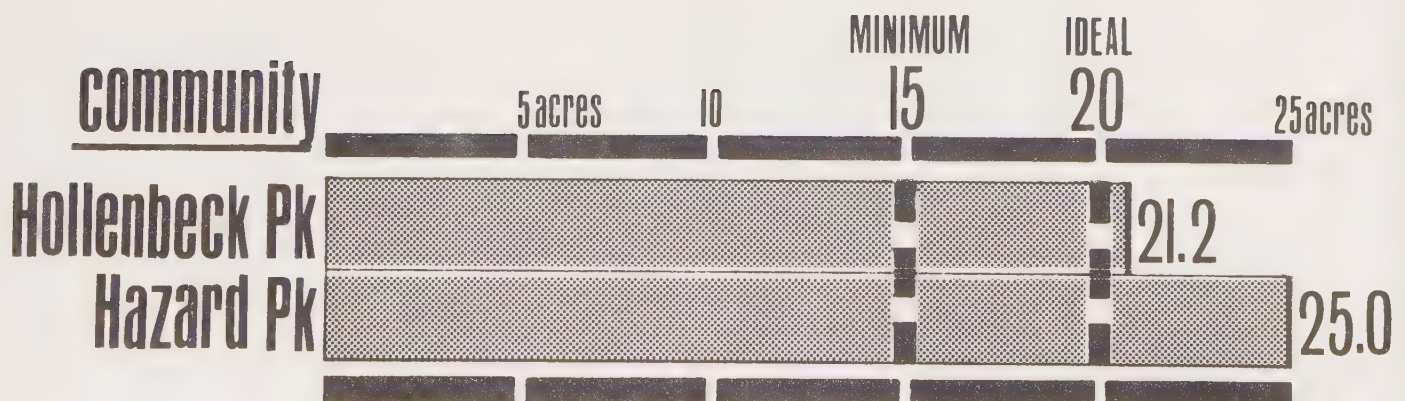
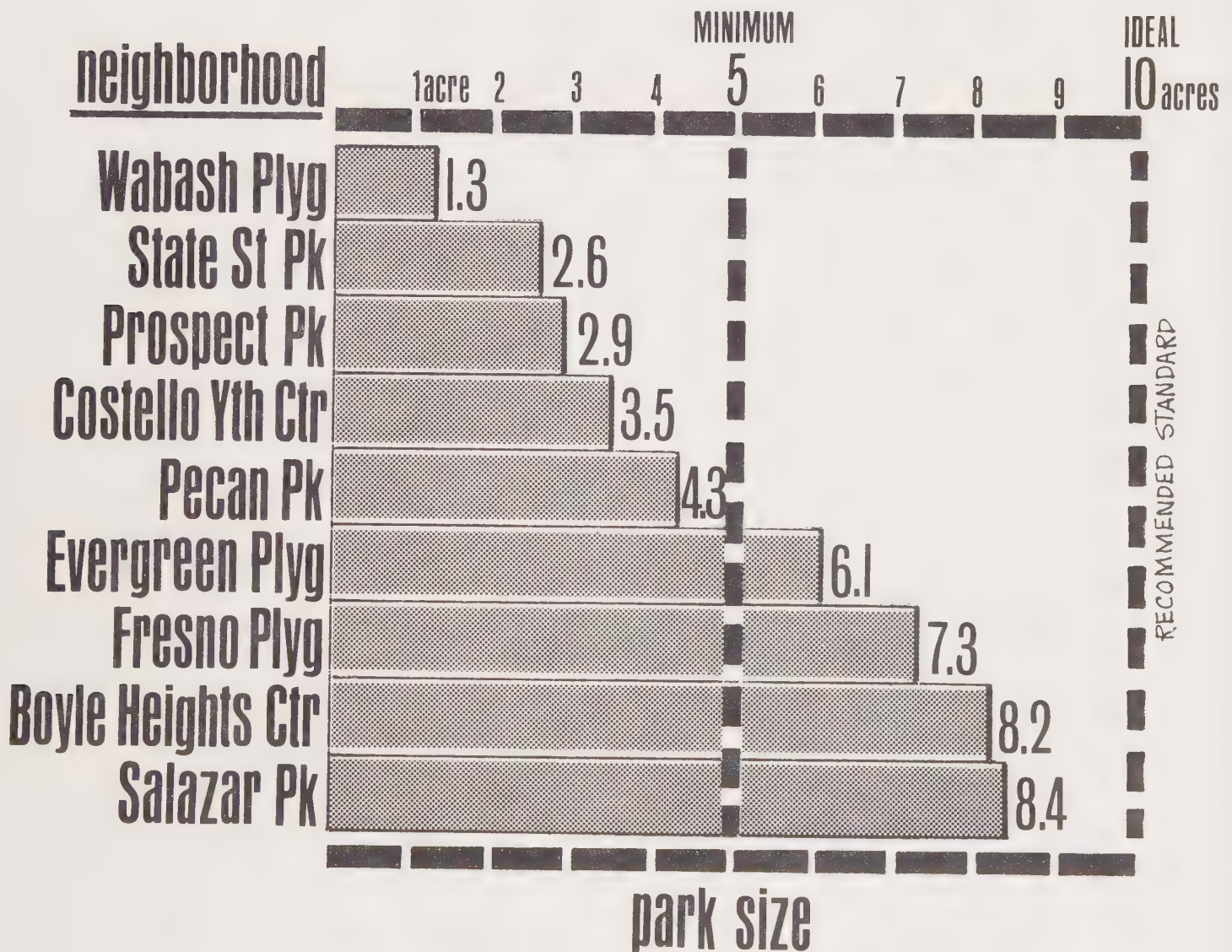
 SCHOOL SIZE
 STUDENT ENROLLMENT

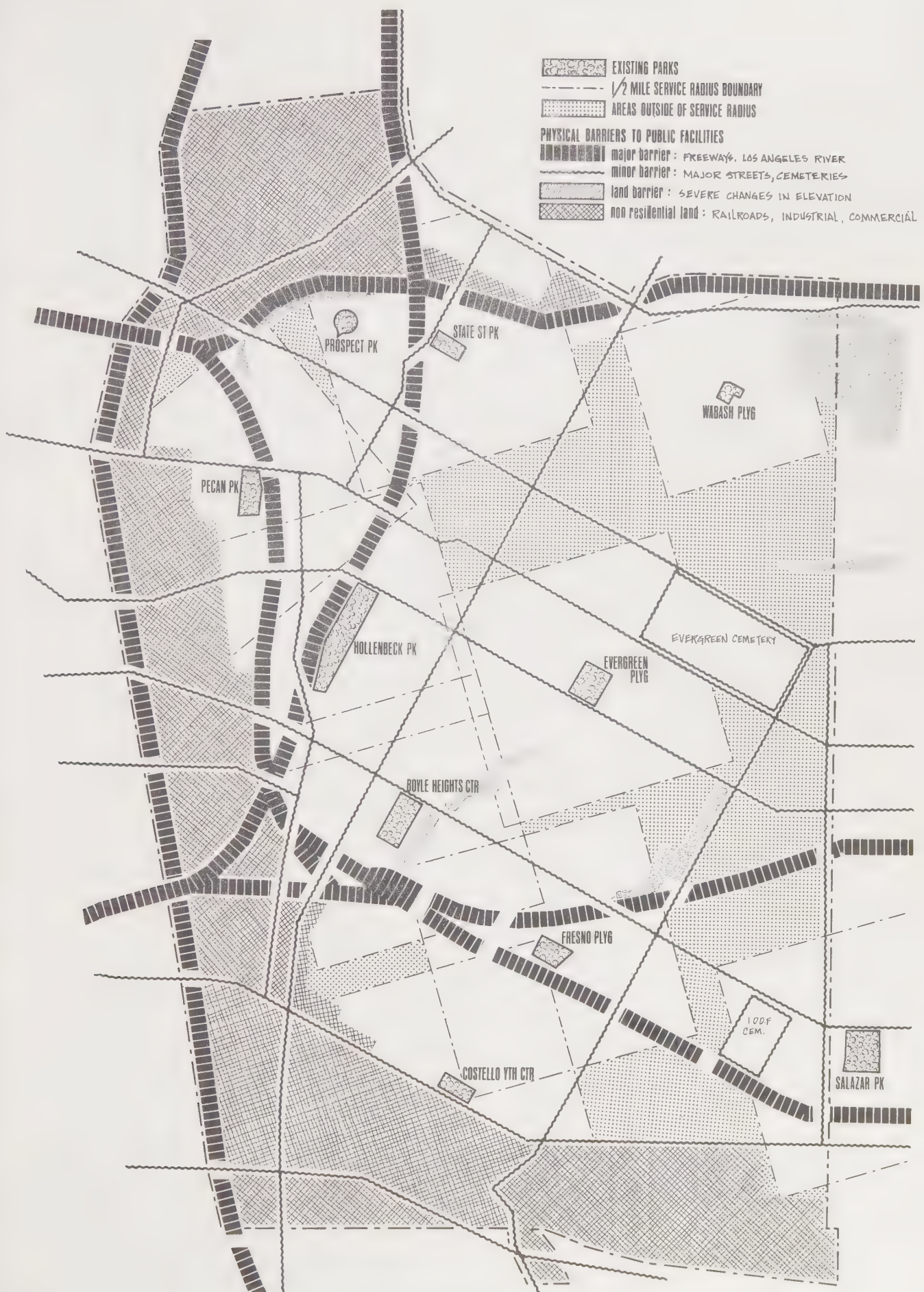




Elementary Schools and Service Area Characteristics

PARK CHARACTERISTICS





Park and Service Area Characteristics

1990 CONCEPT PLAN

THE PRELIMINARY PLAN

The Preliminary Community Plan is the first set of policies and recommendations which are prepared by the planning staff and the Citizens Advisory Committee. It is a discussion document (map and text) which can be changed or revised by other City Departments, the Planning Commission, the Councilman or community residents.

The Preliminary Plan will be presented and discussed at public meetings within the community to obtain residents opinions and recommendations. Once all the revisions have been made, the Plan will be reviewed by other city departments, the Planning Commission, the Planning Committee and will finally be approved or disapproved by the City Council. The Planning Commission as well as the City Council will hold the necessary public hearing at which time community residents will again be able to voice their opinions, criticisms or support.

OBJECTIVES OF THE BOYLE HEIGHTS PRELIMINARY PLAN

All of the recommendations for community improvement, as stated in the Preliminary Plan, are based on the following community objectives*:

General

- * To coordinate the development of Boyle Heights with that of other parts of Los Angeles City and County.
- * To select uses of land for housing, business, schools, parks and transportation to best serve the needs of the community, both private and public, in the next twenty years.
- * To better the community, public programs at the local, state, and Federal levels of government should be encouraged.

Housing

- * To develop housing to meet the needs of all residents in the community.
- * To preserve and to improve existing housing.
- * To maintain existing one and two family housing in the community by:

Stabilizing and rehabilitating existing housing in residential areas.

Protecting one family neighborhoods from further intrusion of apartments, freeways, railroads, businesses.

*The objectives of the Preliminary Plan have been rewritten in this document merely for the purpose of simplification and clarity.

Commerce

- * To provide better neighborhood businesses within walking distance to meet the needs of the local residents.
- * To encourage growth in the existing Brooklyn Avenue business district by providing more stores, public services, and cultural activities.
- * To promote businesses for Mexican-American residents and other ethnic groups in the community by providing:

Facilities which provide foods, goods, and services of a particular ethnic character.

Small neighborhood businesses within walking distance.

Industry

- * To promote economic development and to best serve the interests of the residents by specifying uses of land for industrial purposes and by restricting such uses by controlling the noise level, air pollution, and landscaping to protect existing residential areas.
- * To combine and to maintain existing industrial uses of land, phasing out industry in residential areas.

Public Facilities

- * To provide a basis for the location and organizing of public services, such as parks, libraries, fire stations, and utilities, in keeping with necessary housing, commercial and industrial uses.
- * To achieve maximum use of schools by encouraging their use for recreation and other purposes by the community.
- * To encourage the use of tax deeded lots and unused public land for landscaping, such as trees to beautify the community and to minimize noise and air pollution.

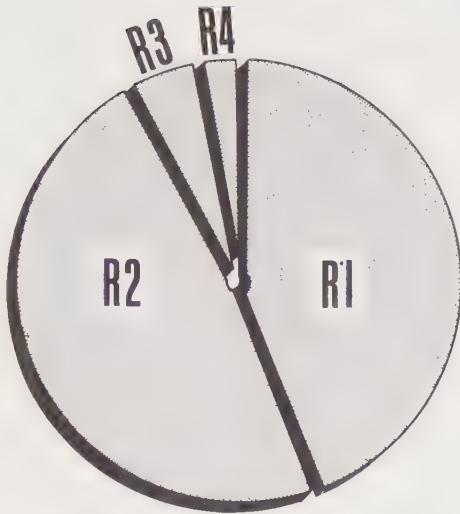
Transportation

- * To make provision for streets coordinated with housing and the number of people to adequately accommodate traffic and to encourage the expansion and improvement of more and newer buses and improved bus routes, including rapid transit to connect Boyle Heights with the rest of the City.

Social and Economic

- * To develop and to improve the community by providing employment for all residents and thereby increasing the number of families which are self-supporting.
- * To promote more and better employment opportunities for all residents in the community by attracting new business which will hire community residents and by encouraging business to offer job training and development programs.

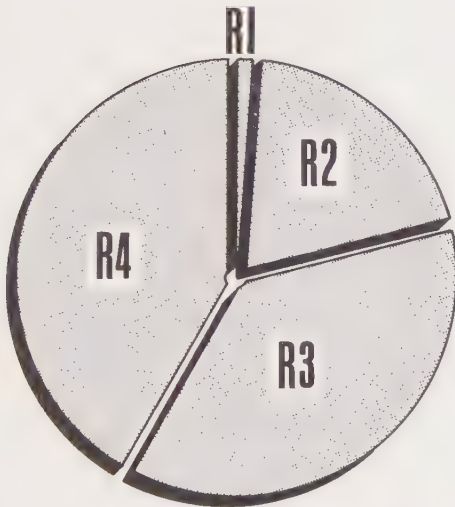
Comparison of Population Capacities



1970 Population = 75,926

LAND USE TYPE	CORRESPONDING ZONE	ACRES	% OF TOTAL COMMUNITY
ONE FAMILY DWELLINGS	R1	761.5	20.0
TWO FAMILY DWELLINGS	R2	831.0	21.8
SMALL APARTMENTS	R3	96.0	2.6
LARGE APARTMENTS	R4	51.5	1.3
TOTAL		1,750.0 ACRES	45.7%

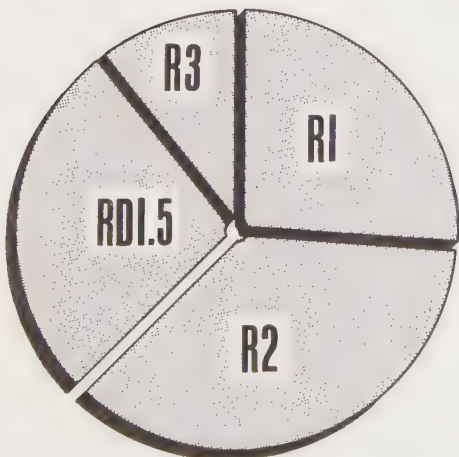
Existing Residential LAND USE



Population Capacity of Existing Zoning = 139,968

ZONES	ACRES	% OF TOTAL COMMUNITY
R1	15.0	.3
R2	310.5	8.1
R3	571.5	14.8
R4	654.0	17.0
TOTAL	1,551.0 ACRES	40.2%

Existing Residential ZONING (LESS LAND IN PUBLIC AND QUASI PUBLIC USES)



Population Capacity of Preliminary Plan 82,277

ZONES	ACRES	% OF TOTAL COMMUNITY
R1	417.0	10.9
R2	591.0	15.5
RD1.5	445.0	11.6
R3	187.0	4.9
TOTAL	1,640.0 ACRES	42.9%

PRELIMINARY PLAN Recommendations

1990 Population = 82,000

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Insert 1 of 2

BOYLE HEIGHTS ■ 1970 ■ CENSUS DATA MATRIX

																				BOYLE HEIGHTS		L.A. CITY	
CENSUS TRACTS			2032	2034	2035	2036	2037	2038	2039	2041	2042	2043	2044	2045.01	2046	2047	2048	2049	2051		MEDIAN OR AVERAGE		
ETHNIC CHARACTERISTICS	1	% SPANISH SURNAME	92	55	81	89	90	93	90	90	76	78	86	65	87	92	90	90	80		83.7	18.4	
	2	% FOREIGN BORN	29	20	49	41	36	32	36	41	41	34	44	36	40	39	40	34	31		36.4	14.5	
POPULATION STABILITY	3	% SAME RESIDENCY IN 1965 AS 1970	51	32	41	51	42	53	53	49	54	51	42	40	56	48	63	53	35		46.6	44.1	
	4	% LIVED ABROAD IN 1965	8	10	19	11	11	11	8	10	8	6	18	13	5	10	9	4	9		10.0	3.9	
AGE DISTRIBUTION	5	% UNDER 20 YRS. OF AGE	49	67	37	45	43	47	30	41	35	38	38	48	38	43	43	40	46		43.8	33.0	
	6	% OVER 65 YRS. OF AGE	6	3	9	8	9	8	9	10	12	15	9	16	10	9	9	10	7			6.2	
EDUCATIONAL LEVELS	7	% NO SCHOOLING COMPLETED	6	5	8	11	11	7	9	10	12	13	11	9	13	10	9	6	5		9.2	1.9	
	8	% HIGH SCHOOL GRADUATES	26	22	33	19	20	21	21	26	30	28	24	30	24	22	24	26	36		25.3	62.0	
	9	MEDIAN SCHOOL YEARS COMPLETED	8.6	8.1	8.7	6.7	8.1	7.5	7.3	7.4	8.5	8.3	7.7	8.4	7.4	8.1	7.8	8.4	10.0		8.0	12.4	
INCOME CHARACTERISTICS	10	MEDIAN INCOME IN DOLLARS	7339	3746	7061	7136	7029	7345	7771	6774	6865	7445	6417	4879	7182	7150	7378	7829	6356		5928	10,535	
	11	% BELOW POVERTY LEVEL	19	61	23	25	16	17	15	18	20	17	17	40	14	19	16	16	28		22.3	9.9	
	12	% BELOW \$5000	38	69	43	43	38	32	33	42	47	39	48	57	41	36	39	33	41		41.8	18.8	
	13	% FEMALE HEAD OF HOUSEHOLD	20	51	22	23	23	21	19	22	27	24	23	40	24	22	19	19	29		24.8	16.2	
	14	% UNEMPLOYMENT	7	22	6	7	9	6	2	7	7	7	7	10	8	5	6	7	8		7.6	7.0	
DENSITY DISTRIBUTION	15	PERSONS PER ACRE	28	27	14	26	43	38	25	20	36	28	32	30	24	20	21	19	29		19.9		
	16	PERSONS PER HOUSEHOLD	4.1	4.9	3.0	3.6	3.5	4.0	3.7	3.5	2.6	3.4	3.0	3.7	3.2	3.6	3.6	3.4	3.3		3.5	2.7	
	17	% 4+ PERSONS PER UNIT	56	63	32	44	42	43	46	43	29	40	33	44	36	43	45	40	40				
HOUSING CHARACTERISTICS	18	% UNITS BUILT BEFORE 1940	50	23	65	70	68	68	53	71	59	69	62	45	74	64	61	57	46		60.0	32.0	
	19	% OWNER OCCUPIED	38	3	19	24	22	42	36	35	16	27	14	8	24	37	41	39	5		24.8	39.0	
	20	MEDIAN VALUE	18,200	18,800	18,500	17,900	17,800	16,600	17,700	17,700	18,600	18,800	19,400	16,100	18,800	17,600	17,500	17,700	18,400		17,810	26,700	
	21	% VALUED OVER \$25,000	9	18	21	13	12	9	13	14	26	20	21	11	17	9	13	13	15				
	22	MEDIAN RENT	86	73	66	78	79	77	77	77	77	74	78	66	74	77	75	77	100		77	107	
	23	% STRUCTURES W/ 3+ UNITS	22	63	40	35	35	13	15	8	48	32	55	65	31	19	14	10	71				

[illegible]

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